



JOHN COUCH
THE ESTATE AGENT

53 Ilsham Road Wellwood
Torquay Devon

£395,000 Freehold



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Torquay Devon TQ1 2JF

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Thoughtfully renovated cottage, creating a warm and inviting home, retaining the character of its Victorian roots, perfectly located in the heart of Wellswood

Entrance hall ■ Living room ■ Dining room ■ Kitchen ■ Shower room
2 bedrooms ■ Dressing room ■ En-suite shower room ■ Bathroom
Bedroom 3 (2nd floor)
Gardens ■ Garage

FOR SALE FREEHOLD

Thoughtfully renovated to create a warm and inviting home, this attractive terraced cottage is situated in the heart of Wellswood retaining much of the character and proportions expected of a cottage with Victorian heritage. The accommodation is arranged over three floors, with the majority of the property having been refurbished and tastefully decorated, creating a comfortable and individual home.

At entrance level the living room has a cosy feel with a fireplace as its focal point, the hallway leading through to an open plan dining area and kitchen. The kitchen has been particularly well planned, with a good range of fitted units making the most of the available space and providing excellent storage, together with room for informal dining. A shower room completes this floor.

To the first floor, the principal bedroom has been cleverly reconfigured to incorporate a dressing area and en-suite shower room, creating a well-considered bedroom suite. Bedroom two is positioned to the rear of the property, while the main bathroom completes this floor. The bathroom retains a more traditional character and, along with the room on the second floor, provides an opportunity for further updating.

The second floor provides bedroom three, a good-sized room offering scope for the new owner to complete the accommodation to their own taste.

Outside, a small cottage-style garden lies to the front, providing an attractive approach to the property. To the rear, the kitchen opens onto a courtyard, from which there is access to a particularly useful and sizeable garage, providing secure parking and valuable storage.

THE LOCATION

Wellswood is sought after for its village-style character, strong sense of community and friendly ambience. It offers a good selection of independent shops, cafés, restaurants and local services including a Post Office, junior school and The Church of St Matthais, giving it a sense of identity.

There is also an excellent choice of places to walk and enjoy the coastal views and footpaths. Meadfoot Beach and Anstey's Cove are within easy reach, as are the woodland walks of Ilsham Valley. Babbacombe Road provides regular bus services into the harbourside and town centre, making the wider amenities of Torquay are readily accessible.

VIEWING BY APPOINTMENT ONLY

Torquay offers the opportunity to enjoy a relaxed coastal lifestyle with excellent everyday amenities close at hand. The harbourside, marina and seafront provide a pleasant focus, with cafés, restaurants, theatres, galleries and year-round events adding to the appeal of life beside the sea.

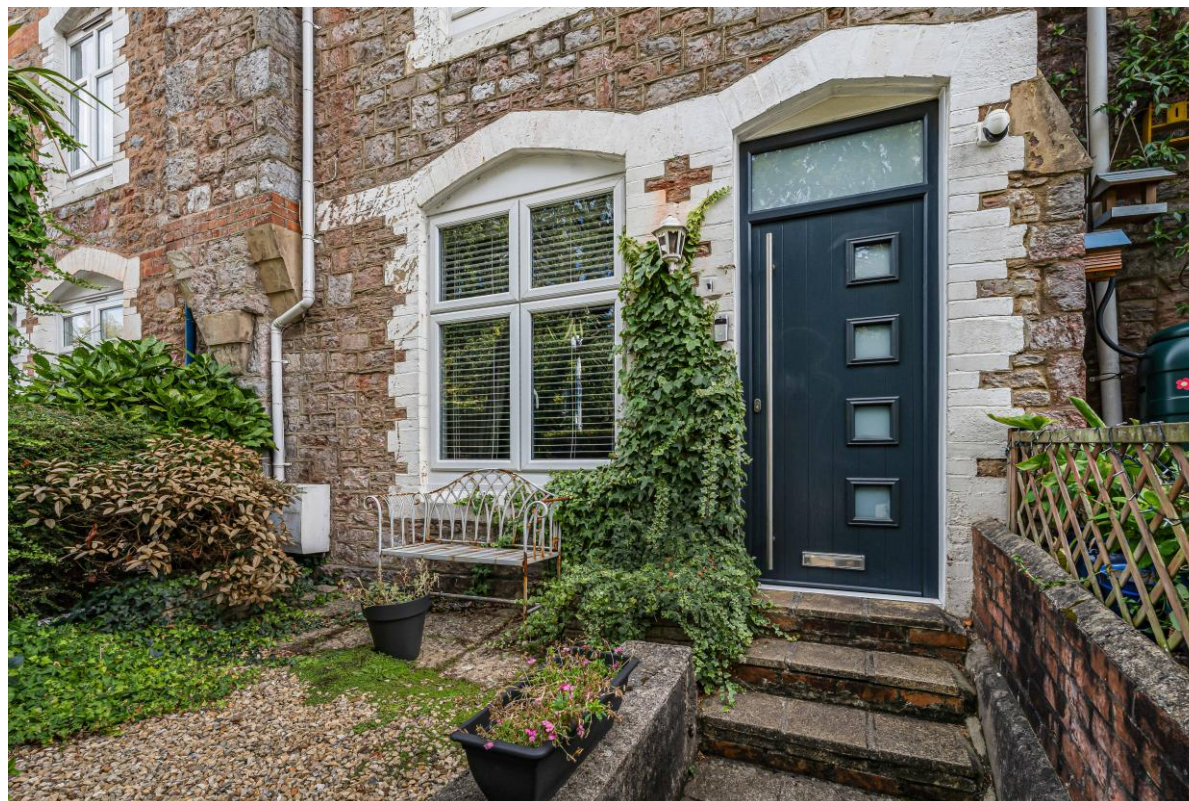
CONNECTIVITY

For travel further afield, the South Devon Highway provides a direct link from Torquay to the A380 and onwards to Exeter and the M5, giving access to the wider motorway network. Torquay railway station provides direct services to London Paddington, while Newton Abbot offers inter-city services to destinations further afield. Exeter itself is also readily accessible, offering excellent shopping, a good choice of restaurants and cafés together with the historic cathedral.

SERVICES Mains water, gas and electricity are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND D (Payable 2026/2027 £2456.99)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)







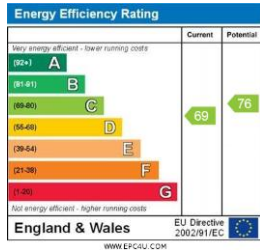
**Approximate Gross Internal Area 1530 sq ft - 142 sq m
(Excluding Garage)**

Ground Floor Area 744 sq ft – 69 sq m

First Floor Area 633 sq ft – 59 sq m

Second Floor Area 153 sq ft – 14 sq m

Garage Area 233 sq ft – 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.