



The Lodge



Torquay Marina 1.5 miles Exeter 24 miles
Plymouth 34 miles Totnes 10 miles

A well presented 3 bedroom town house in the desirable Wellswood area.

- Short Walk to Wellswood Shops
- 3 Double Bedrooms (1 en suite)
- Well equipped kitchen
- Sitting Room
- Dining Room
- Delightful Communal Gardens

Guide Price £265,000



SITUATION AND DESCRIPTION

Ideally located in the desirable Wellswood area of Torquay, a popular area thanks to its leafy and tree lined roads, quiet ambience and the parade of boutique shops, restaurants, coffee shops as well as the well regarded Kents Tavern.

Torquay is the heart of the English Riviera, famed for its mild climate and crystal clear waters interspersed with palm fringed sandy beaches. The harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, as well as a myriad of bars and restaurants, one with Michelin-starred cuisine, remains the most attractive area.

Torquay is well connected with rail links to London via Newton Abbot, The county capital of Exeter and the M5 is now within easy reach thanks to the newly opened South Devon Link Road, where you will also find Exeter Airport with flights to a range of European and international destinations. Forming part of Riversdale Villas, an attractive Victorian property, The Lodge is located at the end of a quiet tree lined road only a short walk from the conveniences of Wellswood Village, and is within the Lincombes Conservation Area. Laid out over three levels, the accommodation briefly comprises of a well equipped kitchen, dining room, WC, sitting room, 3 double bedrooms (master en suite), study and a large family bath and shower room.

ACCOMMODATION

Off the entrance hall to the first floor is the smart modern and well equipped kitchen with a comprehensive range of units above and below a roll-top work surface, with fitted electric oven and gas hob with extractor hood. There is space for a washing machine and freestanding fridge/freezer. Across the hall is the dining room. The Cloakroom WC is at the bottom of the stairs, from where the back door accessed the rear garden and communal grounds

beyond.

To the first floor is the sitting room which has a lovely view down the quiet and leafy Kents Road. The study and bedroom three are also on this level.

The second floor is home to bedroom 2, also enjoying views down Kents Road, and the master bedroom which overlooks the gardens. The master has a fully tiled en suite bathroom. The family bathroom is particularly generous and is complete with separate bath and shower, WC, wash basin and bidet, with part tiled walls.

OUTSIDE

There is a path from the back door leading to the communal Gardens. The generous communal Gardens are a secluded oasis with many areas to sit and enjoy the peace and quiet of the surroundings, there is a surprisingly green outlook across the valley.

SERVICES

Mains water, gas central heating, electricity. Shared private drainage with Klargester

TENURE

Leasehold, 999 years from date of purchase.

VIEWING

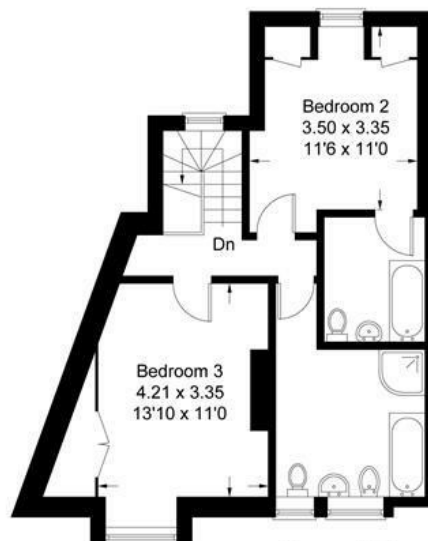
Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

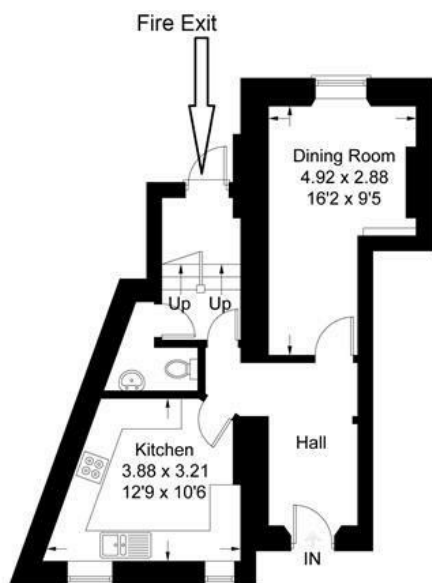
From Stags office, and the harbour, proceed up Torwood Street/Babbacombe Road (A379), as the road levels off turn right before St. Matthias Church on to Ilsham Road. Turn immediately right before The Kents onto Higher Erith Road then second left into Kents Road. Follow the Road to the end where you will find Riversdale Villas and The Lodge.



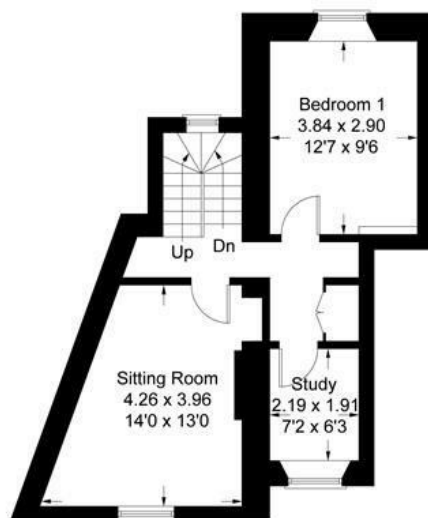
Approximate Gross Internal Area = 132.7 sq m / 1428 sq ft



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2016 (ID259783)

These particulars are a guide only and should not be relied upon for any purpose.

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(35-39) G			
Not energy efficient - higher running costs			
England & Wales		76	83
EU Directive 2002/91/EC			

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