



JOHN COUCH
THE ESTATE AGENT

53 Braddons Hill Road East
Torquay Devon

£625,000 Freehold



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Torquay Devon TQ1 1HB

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Attractive bungalow residence, discreetly positioned within a unique residential location, immaculately presented with well planned accommodation and nicely maintained gardens

Entrance hall ■ Kitchen/breakfast room ■ Living room
3 bedrooms ■ Bedroom 4/dining room
En-suite shower room ■ Bathroom
Gardens ■ Garden room ■ Garage

FOR SALE FREEHOLD

Discreetly positioned within a sought-after conservation area, this attractive single-storey property is situated in a unique location, being one of a pair built in the early 1980s. It combines immaculate presentation with well-planned accommodation, nicely maintained gardens and with the addition of a superb garden room. Equally appealing is the location, where the town centre, harbourside and local amenities are all within walking distance, yet the property enjoys a sense of privacy.

INTERIOR

With a calm, contemporary finish throughout and accommodation arranged on one level, the layout creates distinct living, dining and sleeping rooms. The living room is a particularly inviting space, enjoying excellent natural light from its windows and centred around an attractive fireplace which provides a natural focal point, fitted with a gas coal effect fire.

The separate dining room offers a dedicated setting for entertaining and everyday meals, with doors opening onto the garden. It has the flexibility of providing a further double bedroom.

The kitchen is positioned at the rear of the property and fitted with a quality range of wall and base units incorporating integrated appliances. There is space for informal dining, while its dual-aspect windows ensure plenty of natural daylight. A door to the side opens onto the garden terrace.

There are three double bedrooms, all overlooking the gardens. The principal bedroom benefits from an en-suite shower room, while a separate family bathroom serves the remaining bedrooms. The hallway provides a large airing cupboard and a separate double cloaks cupboard.

OUTSIDE

Set discreetly back from the road, the property is approached via a driveway which divides to provide off-road parking and access to the garage, which has an up-and-over door. Level gardens lie to both the front and rear.

The rear garden is particularly appealing, enjoying a good degree of privacy and sunshine throughout the day, enclosed by traditional stone walls and fencing. A level lawn is intersected by a stone pathway leading to the garden room, with established shrubs and planting adding colour and maturity. A generous, level patio adjoining the house provides an excellent setting for outdoor dining and entertaining, while a garden shed offers useful storage.

VIEWING BY APPOINTMENT ONLY

A notable addition is the superb garden room, creating a versatile space separate from the main house. It would make an excellent home office for working remotely but equally could be enjoyed as a peaceful space in which to read, relax or simply enjoy the garden.

LOCATION

Set within an established conservation area, where period architecture remains very much part of the area's character, the property occupies an appealing position. Although there are neighbouring homes, the setting feels pleasantly discreet. Lisburne Square and the village-style community of Wellwood are both conveniently placed for everyday amenities, while the harbourside, town centre and seafront can all be reached on foot.

Torquay occupies a sheltered bay on the South Devon coast, combining the character of a traditional seaside town with an attractive waterfront, sandy beaches and an established marina. The harbourside and town centre offer a good choice of shops, cafés, galleries, bars and restaurants, with plenty of opportunity to enjoy the waterfront throughout the year. Alongside its coastal attractions, Torquay hosts a varied programme of cultural events and local festivals throughout the year, adding to the town's appeal beyond the summer season.

COMMUNICATIONS

The ability to walk into the town is a real advantage of this location, while local bus services provide connections around Torquay and the surrounding area. Torquay railway station offers services towards while Newton Abbot and the wider rail network including services to London Paddington. By road, the South Devon Highway links with the A380 for Exeter and the M5 motorway. Exeter provides a wider choice of shopping, restaurants and cultural attractions, while Exeter Airport offers connections to destinations further afield.

SERVICES

Mains water, gas, electricity and drainage are connected, subject to the necessary authorities and regulations. Gas-fired central heating with radiators. The property benefits from triple glazing.

CURRENT PROPERTY TAX BAND E (Payable 2026/2027 £3,002.98).

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

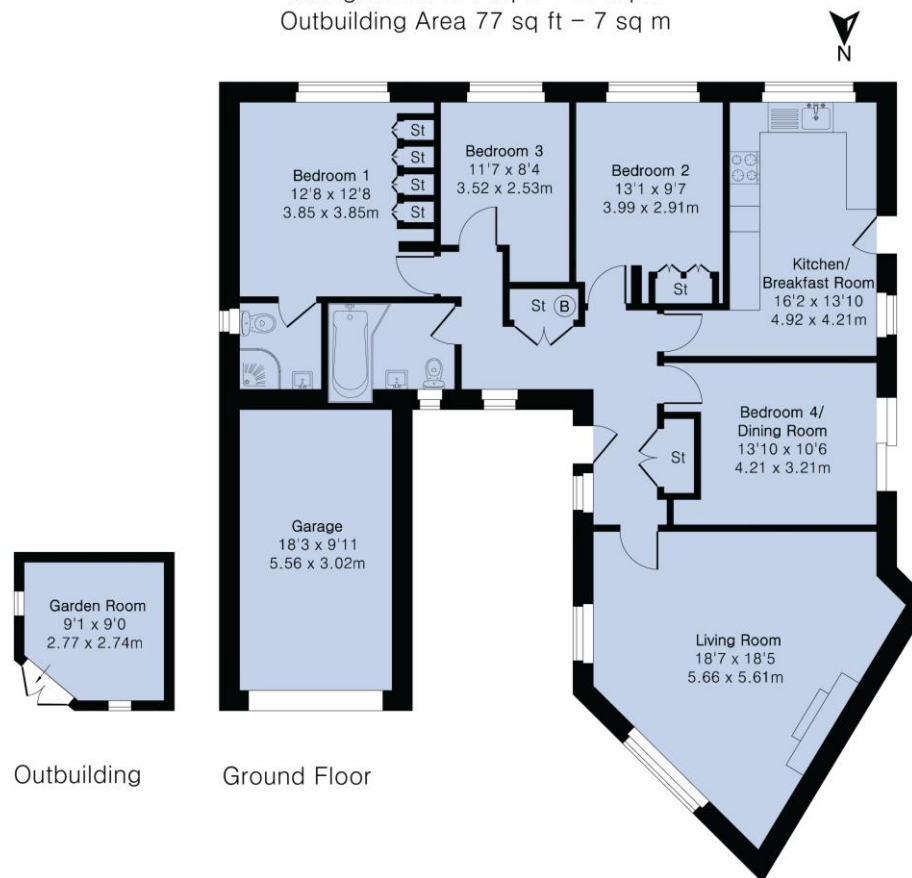






Approximate Gross Internal Area 1230 sq ft - 114 sq m
(Excluding Garage & Outbuilding)
 Garage Area 181 sq ft – 17 sq m
 Outbuilding Area 77 sq ft – 7 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



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.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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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.