



**JOHN COUCH**
THE ESTATE AGENT

Cyprus Ridgeway Road
Torquay Devon

£450,000 Freehold



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After many years in the same family this detached house built c1905 is now in need of complete restoration and renovation, quietly set on an unadopted road in a sought-after Conservation area set within private gardens and with garage potential

FOR SALE FREEHOLD

In dilapidated condition, the property presents a unique opportunity to create a bespoke residence with the existing plan providing over 3,200 sq. ft unfolding across two levels. The accommodation opens from the central hallway where high-ceilinged reception rooms have excellent dimensions and a kitchen and utility space to the rear offers the opportunity to create a show-stopping kitchen with room for casual dining. Completing the ground floor accommodation is a bathroom with separate WC. To the first floor there are currently five bedrooms, a cloakroom/WC and a room that was formerly a bathroom.

The house is approached from the road via steps and a pathway which continues around the gardens. A row of mature trees creates a good degree of privacy and there is also a garden shed and a single garage (in disrepair) at road level.

There may be potential for re-development of the site but the property does lie within a Conservation Area on which there are permitted development site restrictions.

LOCATION

Ridgeway Road is in the Lincombes Conservation area close to the vibrant village style community at Wellswood where there are excellent local amenities including a patisserie, cafes, restaurants, pharmacy, pub, post office and convenience stores. Close by are the popular beaches at Meadfoot and Ansteys Cove with their iconic beach huts and cafes with waterside terraces. There is a local bus service and the harbourside and amenities of town less than a mile distant.


Cyprus is located at the end of Ridgeway Road in an unadopted section leading to the end of the road which is only accessible by foot.

RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderful timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival. The horseshoe shaped bay is a natural safe haven that attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts.

VIEWING BY APPOINTMENT ONLY



COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

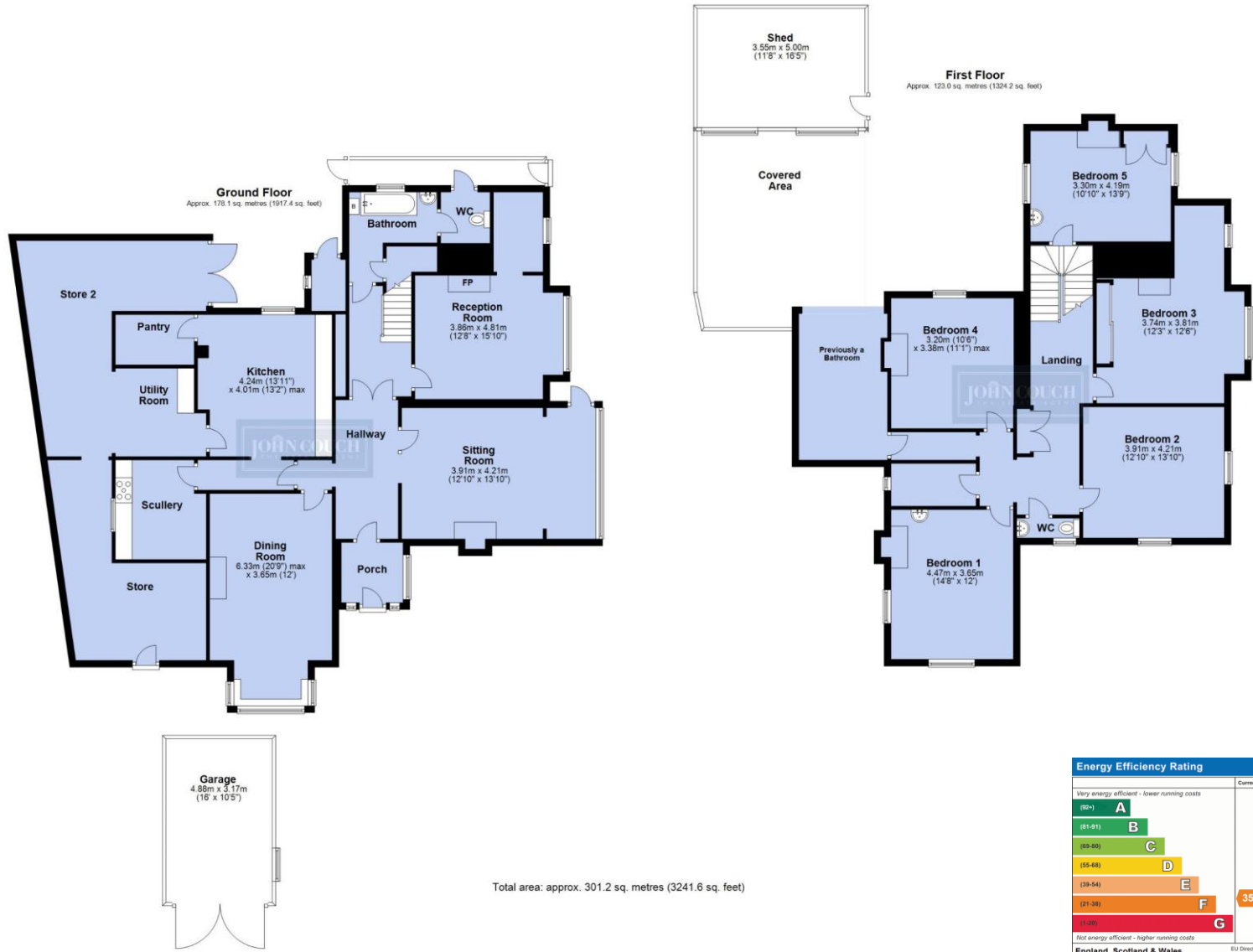
SERVICES The water, gas, electricity and drainage are all disconnected.

CURRENT PROPERTY TAX BAND G (Payable Torbay Council 2024/2025 £3721.41)

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







Total area: approx. 301.2 sq. metres (3241.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.