



**JOHN COUCH**  
THE ESTATE AGENT

5 Kents Lane Wellwood  
Torquay Devon  
£275,000 Leasehold

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Torquay Devon TQ1 2PP

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With excellent living space, the property offers a three bedroom mews style cottage with a private terrace and potential garage parking set in the heart of Wellswood with easy access to the harbourside and beaches

- Wellswood village location
- Open plan sitting/dining/kitchen ■ Utility/WC
- 3 Bedrooms ■ Family bathroom ■ Private terrace
- Store/Garage potential

#### FOR SALE LEASEHOLD

The property forms part of a small development built in 2016 with an architectural style that integrates well with neighbouring properties, this individual mews style home offers three bedrooms, superb open plan living space and a private terrace. With potential to revert the store room to its original use as a garage this property presents an easy to manage home in a sought after location.

#### LOCATION

Kents Lane is in the Lincombes Conservation area at the heart of Wellswood which is a vibrant village style community with excellent local amenities, less than a mile from Torquay harbourside. Close by are the popular beaches at Meadfoot and Ansteys Cove with their iconic beach huts and cafes with waterside terraces.

There are excellent local bus services taking travellers to Torquay harbourside and around the bay to Paignton and Brixham in one direction and to Babbacombe and St Marychurch in the other.

#### PROPERTY

Cleverly designed to maximise the use of space the home has a bedroom and a laundry/utility/WC at the entrance level where there is also a home office which has been converted from part of the original garage. *(The removal of the partition wall would restore the garage to full size).*

Stairs rise to an intermediate level where the principal bedroom and family bathroom are located and where there is access to the terrace which provides a delightful outside space that captures the best of the afternoon sunshine. From the hallway the stairs rise to the open plan living room which naturally divides creating separate spaces for comfortable seating and dining with the well-fitted kitchen extending to a large alcove. At this level there is a further bedroom with a window overlooking the garden terrace.

From Kents Lane at the front of the property there is an automated up and over door which opens to a large store. This was originally a full garage but has been partitioned to create a study accessed from the entrance hallway.

#### 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 and the airport at Exeter provides an international gateway.

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

**CURRENT PROPERTY TAX BAND B** (Payable Torbay Council 2024/2025 £1736.66)

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

**CURRENT MAINTENANCE/LEASE TERMS** Service Charge £1937.78, block insurance £105.16. Ground Rent £150 per annum. 199 year lease from 29/03/2016, lease expiry date 25/03/2215, 190 years remaining.

**GENERAL GUIDANCE** Assured Shorthold Tenancies of a minimum of six months, holiday letting and pets are allowed with permission.

**VIEWING BY APPOINTMENT ONLY**









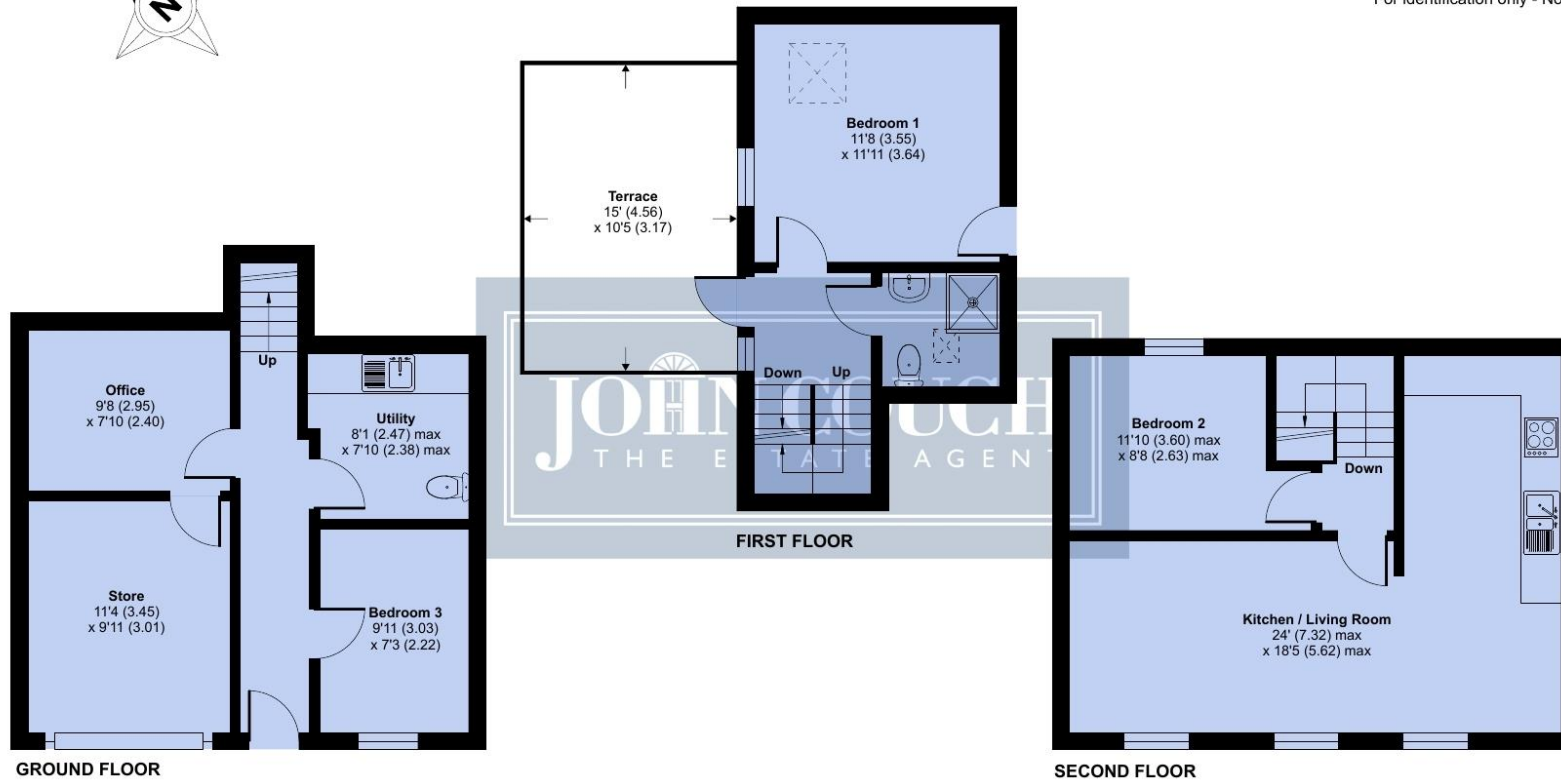
# Kents Lane, Torquay, TQ1

Approximate Area = 987 sq ft / 91.6 sq m

Store = 112 sq ft / 10.4 sq m

Total = 1099 sq ft / 102 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(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.