



SUMMARY

Beautifully Presented Grade II Listed Cottage | Deceptively Spacious Four-Bedroom Home | Two Characterful Reception Rooms | Modern Kitchen/Breakfast Room | Private Enclosed South-Facing Garden | Walk to Seafront, Harbour & Town Centre

Visit our website for the current price:

www.danielhobbin.uk/P-RS0869/

Address: Church Street, Torquay, TQ2 5SQ

Property type: End of Terrace House

Tenure: Freehold

Council tax band: B

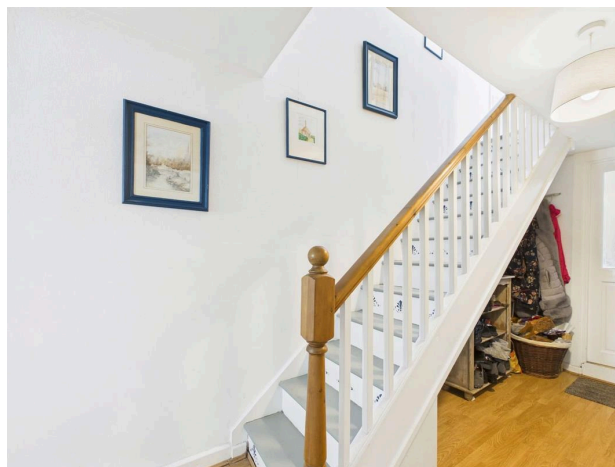
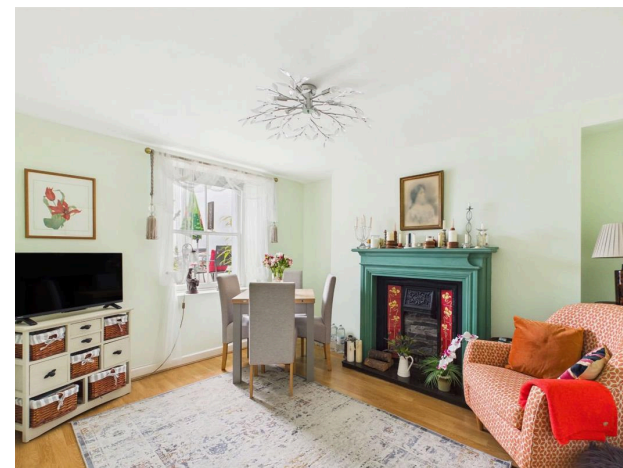
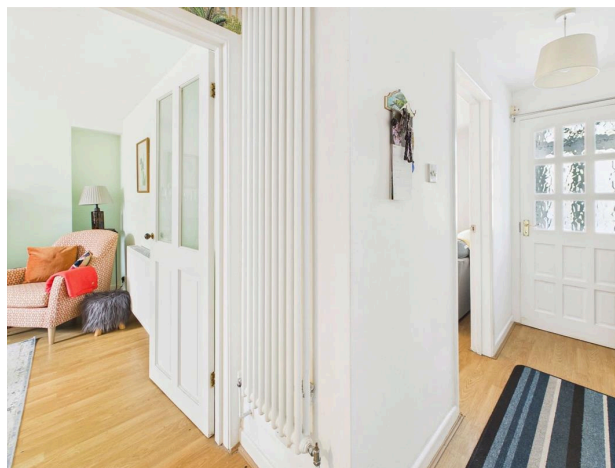
EPC: D

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Garden: ✓



DESCRIPTION

A beautifully presented four-bedroom Grade II listed cottage, ideally situated just a short walk from Torquay's seafront, harbour and town centre. Blending period charm with tasteful modern improvements, this deceptively spacious home offers generous accommodation across both floors. It would suit a variety of buyers, including those seeking a characterful coastal residence, holiday home or potential holiday let investment.

The ground floor provides excellent living space, comprising two reception rooms and a modern fitted kitchen with direct access to the rear garden, creating a practical and inviting layout for everyday living and entertaining alike. On the first floor are four well-proportioned double bedrooms, one of which benefits from an en-suite, while the remaining rooms are served by a contemporary shower room and separate cloakroom.

The property retains a wealth of attractive original character, including sash windows to the front elevation and half shutters throughout, all of which complement its traditional Victorian appearance. To the rear, there is a delightful enclosed south-facing garden, enjoying a sunny aspect and offering a private outdoor retreat.

Conveniently positioned just off Belgrave Road, the property is within easy reach of Torquay town centre and an excellent range of shops, amenities and leisure facilities, including Abbey

Gardens, the seafront and harbour. Torquay and Torre railway stations are also nearby, while local bus routes connect neighbouring towns such as Paignton and Brixham. Given its prime location close to the waterfront and town, the property also presents an appealing opportunity as a holiday home or rental investment.

Council Tax Band: B (Torbay Council)

Tenure: Freehold

Garden details: Enclosed Garden

Broadband: ADSL, Cable, FTTC, FTTP

Restrictions: Listed building

Broadband options available at the property include:

- * Standard broadband: 16Mbps download, 1Mbps upload

- * Superfast broadband: 61Mbps download, 14Mbps upload

- * Ultrafast broadband: 1800Mbps download, 220Mbps upload

- Networks in the area: Virgin Media, Openreach

The Approach: The property is approached via a charming, well-tended front garden, enclosed by attractive cast iron railings which enhance the characterful appearance of the home. The main entrance is set within an appealing arched recess, providing a sheltered approach and opening onto an entrance porch. From here, a glazed wooden door leads into the reception hall. Inside, the property impresses with a welcoming and well-presented first impression. The

reception hall has a light and modern feel, featuring wood-effect laminate flooring, a contemporary wall-mounted vertical radiator, and a staircase rising to the first floor. There is also useful under-stair space, ideal for storage or for the placement of occasional furniture. From the front of the property, a side pathway provides practical access to the rear of the property, where a secure gate opens to the enclosed garden.

Living Room & Dining Room: The living room is situated at the front of the property and enjoys an attractive original sash window with a window cill, allowing natural light while enhancing the room's period character. Matching wood-effect laminate flooring continues throughout the space, and recessed shelving to either side of the chimney breast provides both charm and practicality. A multi-fuel stove set upon a granite hearth forms an inviting focal point in the room, complemented by a television point and two radiators. Positioned to the rear, the dining room overlooks the garden through a further original sash window and offers an excellent space for formal dining or family use. The room continues with matching wood-effect laminate flooring from the reception hall, creating a sense of continuity. A Victorian-style fireplace with inset tiling, marble-effect hearth and display fire adds further character and interest. The room is well-proportioned, with ample space for a dining table and associated furniture.

Kitchen: The recently fitted contemporary kitchen and is arranged with a comprehensive range of matching wall and base units. These units are complemented by roll-edge work surfaces and splashbacks. A stainless steel sink and drainer with designer mixer tap is positioned beneath a double glazed window overlooking the rear garden, while a double glazed door to the side provides direct access garden. Integrated appliances include an electric oven with an inset gas hob and extractor hood above, together with an integrated dishwasher. There is also space and plumbing beneath the work surface for a washing machine, while the property's gas boiler is neatly concealed within matching cabinetry. The boiler has been fully serviced on an annual basis. Generous in size, the kitchen also offers sufficient space for a breakfast table, making it a practical and social room for everyday use.

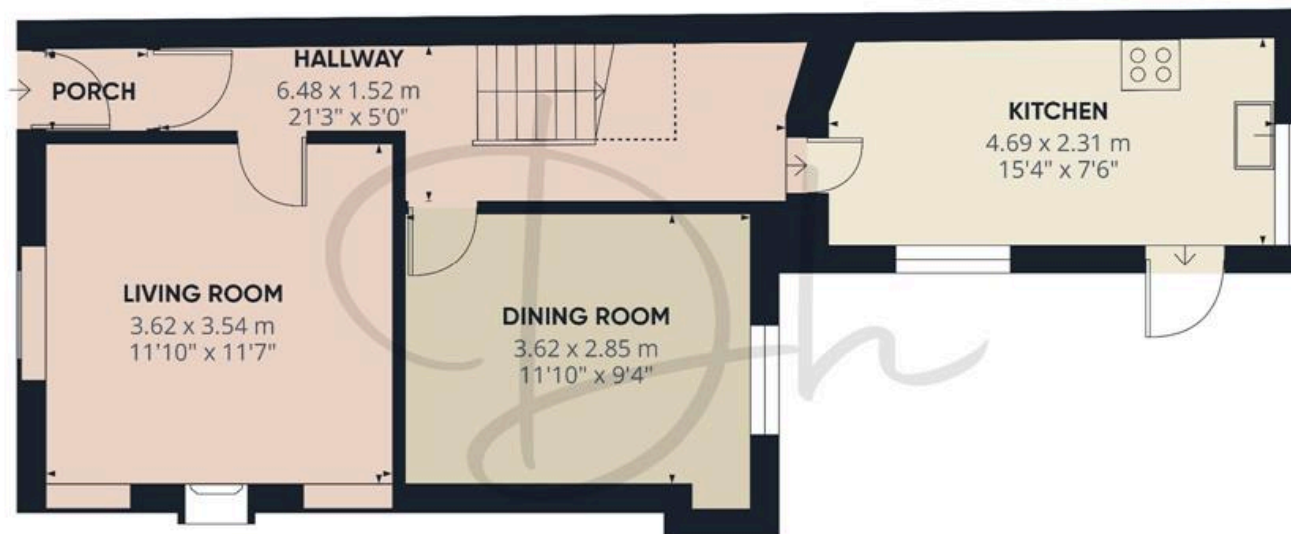
Bedrooms: On the first floor, there is a spacious landing with a window to the side and a built-in airing cupboard. First floor accommodation comprises four well-proportioned double bedrooms, each offering a comfortable and

versatile space. The principal bedroom is positioned at the front of the property and features a sash window, radiator, original wooden floorboards and an attractive original Victorian fireplace with an inset display fire, adding further character to the room. Bedroom two is situated at the rear and enjoys a sash window overlooking the garden, and a radiator. Bedroom three also overlooks the rear garden through a sash window and includes a radiator. It also benefits from a recently refurbished en-suite shower room fitted with a pedestal wash basin with mixer tap, shower enclosure with glazed sliding doors and electric shower, half-height tiling and laminate flooring. Bedroom four is located at the front of the property and includes a sash window and radiator.

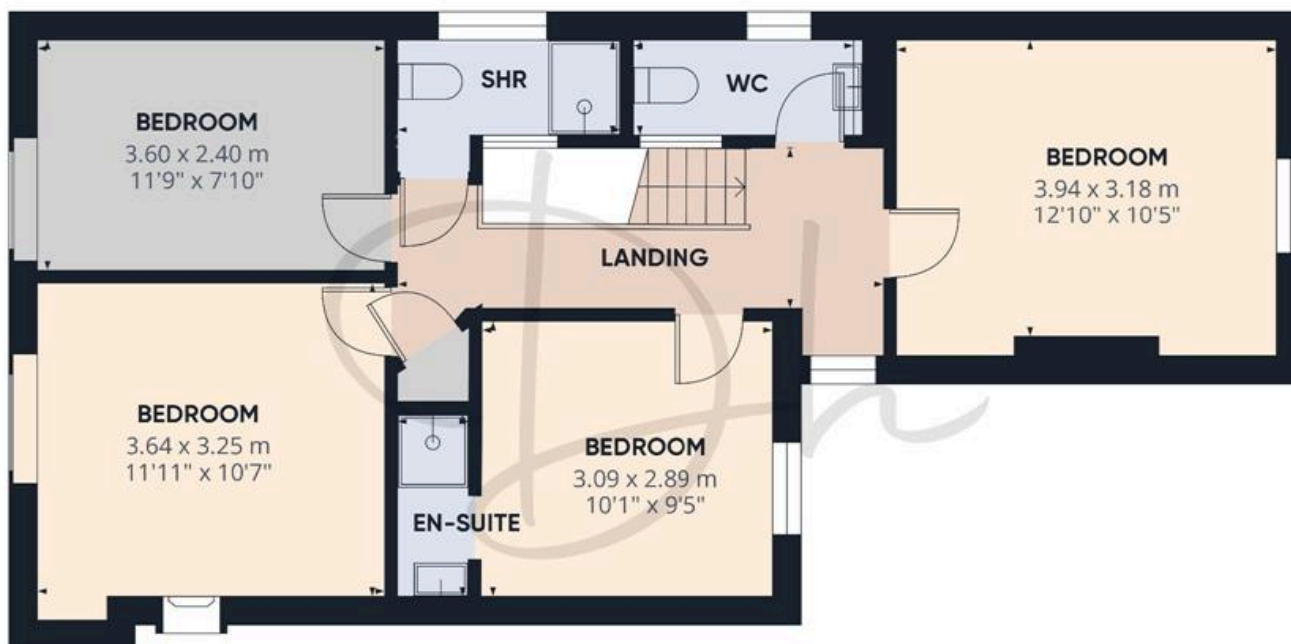
Shower Room & Cloakroom: The shower room has been recently refurbished and is presented in a contemporary style, fitted with a combined low-level WC and wash hand basin, together with a generous double shower enclosure with glazed sliding doors. The shower area is finished with tiled surrounds and features both a rainfall shower head and a handheld attachment. Further features

include an obscured glazed window to the side aspect, a wall-mounted white vertical radiator, tiled flooring, and access to the loft space. Completing the first floor is a separate cloakroom, a practical addition for family living or visiting guests. This room is fitted with a low-level WC and pedestal wash basin, and also benefits from a single-glazed side window and original wooden flooring, adding character.

A Garden to Enjoy: To the side of the property, adjoining the kitchen, there is a hardstanding courtyard-style area with an outside water tap, leading round to the side access gate. From here, a step rises to a private enclosed courtyard garden, laid mainly in shingle for ease of maintenance and bordered by stone walling and fencing. Flower beds and established shrubs, including a mature olive tree, add colour and character, while a useful brick-built outside store provides practical storage. The main rear garden enjoys a sunny south-facing aspect and offers a pleasant and private setting. To the side of the property is a partially covered pathway providing side access to the garden.



Ground floor



Floor 1



Approximate total area^m

104 m²

1119 ft²

Reduced headroom

1 m²

11 ft²

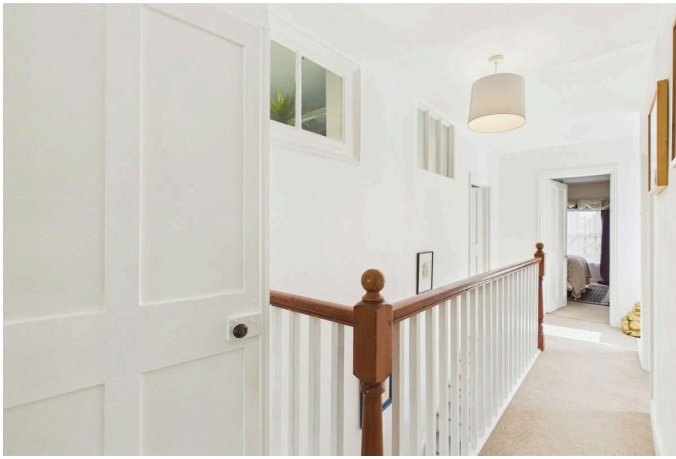
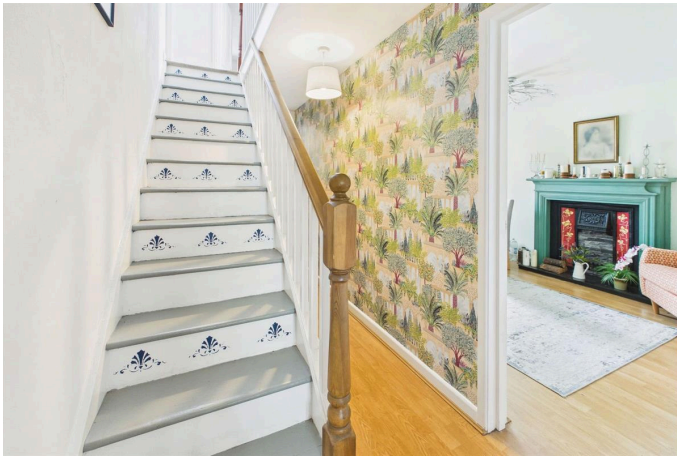
(1) Excluding balconies and terraces

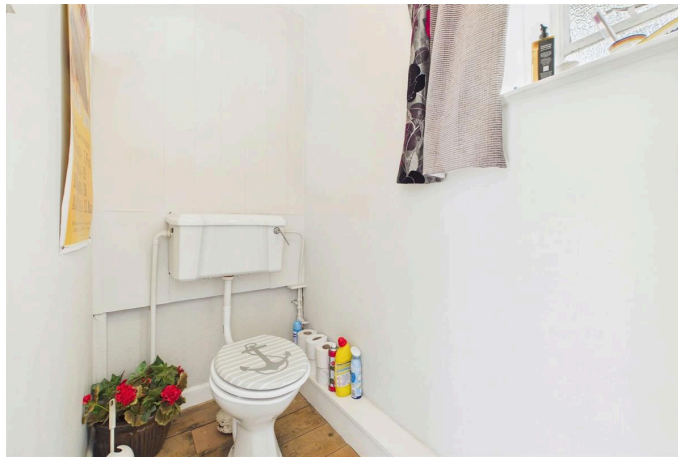
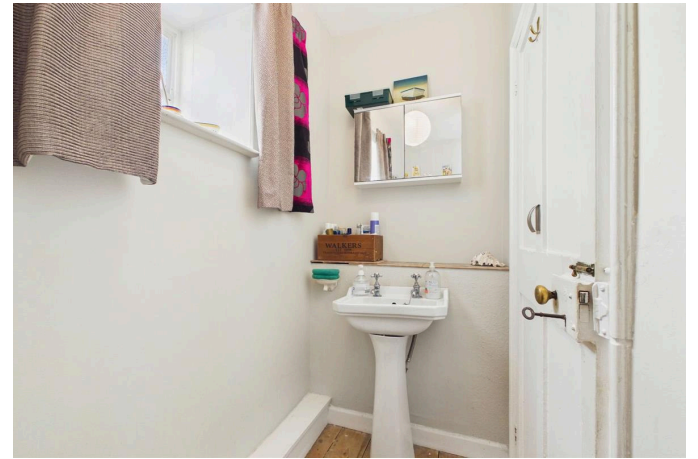
Reduced headroom

Below 1,5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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