



SUMMARY

Beautifully Presented Link Detached Cottage |
Modern Kitchen & Dining Space | Spacious Lounge
With Ground Floor WC | Private Decked Sun Terrace |
Two Allocated Parking Spaces | Solar Panels for
Improved Energy Efficiency | Short Level Walk to St
Marychurch | Close to Babbacombe Downs &
Beaches

Visit our website for the current price:

www.danielhobbin.uk/P-RS1034/

Address: Kimberley Cottage, Westhill Road,
Torquay, TQ1 4NS

Property type: Link Detached House

Tenure: Freehold

**Council tax
band:** C

EPC: C

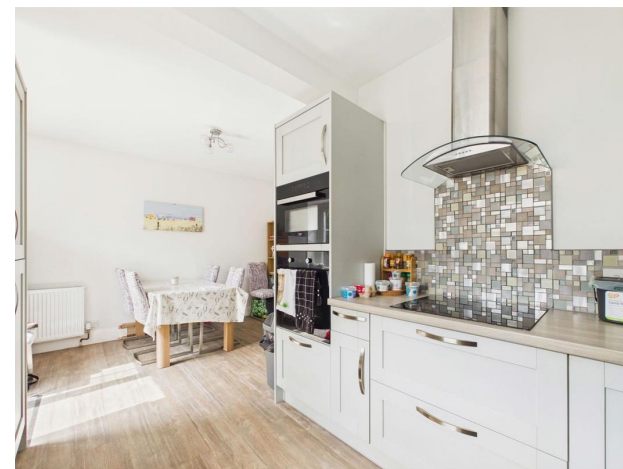
Bedrooms: 3

Bathrooms: 1

Receptions: 2

Parking: ✓

Garden: ✓



DESCRIPTION

This beautifully presented three-bedroom Link Detached cottage enjoys an enviable position in the heart of St Marychurch. Forming part of an extension to an original Grade II listed Victorian villa, the cottage itself is not listed, allowing the owners to enjoy the charm of its surroundings without the associated restrictions.

The accommodation has been thoughtfully arranged to provide comfortable and practical family living. Upon entering the property, a useful entrance porch provides an ideal place to store coats and footwear. The modern fitted kitchen is complemented by a dining area, creating an excellent social space for both everyday living and entertaining. A generously proportioned lounge offers a relaxing retreat, while a convenient ground floor WC adds further practicality. From the dining room, double patio doors lead onto a low-maintenance South West facing decked sun terrace, offering an attractive outdoor seating area and access to a substantial double wooden shed for additional storage.

Upstairs, the property offers three well-proportioned bedrooms comprising two spacious double rooms and a comfortable

single bedroom, ideal for a child's room, home office or guest accommodation. The family bathroom is finished with floor-to-ceiling tiling and features a corner shower enclosure, bath and pedestal wash hand basin, plus a separate WC.

Two allocated parking spaces are available directly outside the property set within a communal gravelled driveway. Solar panels have also been installed, offering improved energy efficiency and helping to reduce running costs.

Situated just a short level walk from the highly regarded St Marychurch village precinct and Plainmoor amenities, the property is ideally placed to take advantage of a superb range of local facilities. Residents can enjoy an excellent selection of independent shops, cafés and everyday conveniences, alongside a supermarket, medical practices, churches and banking facilities. Torquay Golf Club is close by, while the spectacular Babbacombe Downs, renowned for its stunning coastal views, and the charming shingle beaches of Oddicombe and Babbacombe are all within easy reach, accessible via picturesque woodland walks

or the historic Cliff Railway.

Offering stylish accommodation, practical features and a sought-after location, this delightful cottage presents an excellent opportunity for a wide range of purchasers seeking a home in one of Torquay's most desirable areas.

Council Tax Band: C (Torbay Council)

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Private Garden, Rear Garden

Electricity supply: Mains, Solar

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband (18Mbps download, 1Mbps upload)

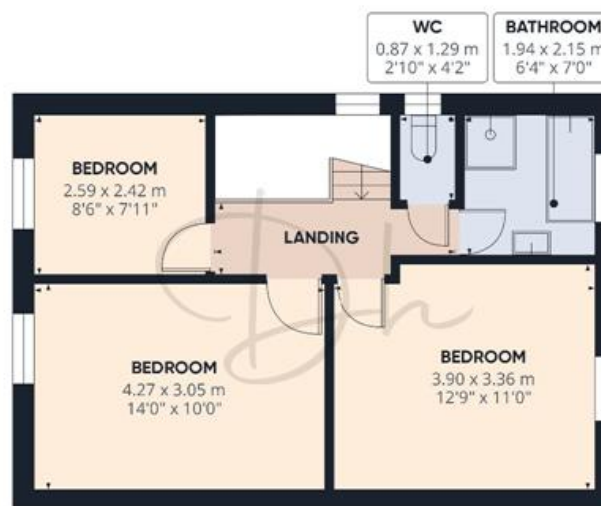
- * Superfast broadband (80Mbps download, 20Mbps upload)

- * Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach, Virgin Media



Ground floor



Floor 1



Approximate total area^m

87.6 m²

943 ft²

Balconies and terraces

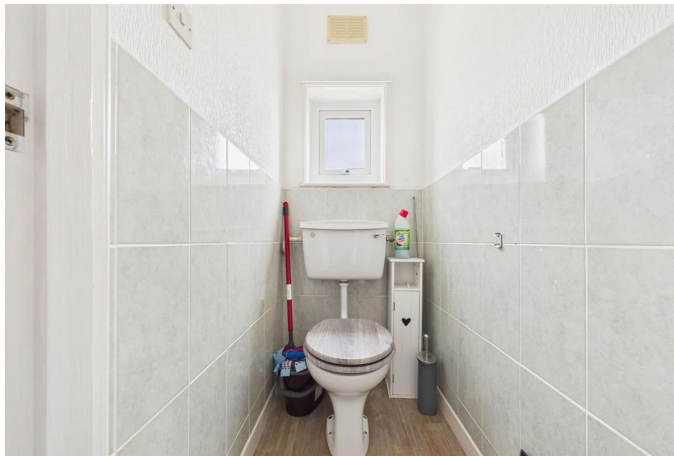
18.3 m²

197 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360









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