

SUMMARY

2-Bedroom Semi-Detached Coach House || Sought-After Wellswood Location || 2 Private Parking Spaces || Private Courtyard Terrace || Versatile Accommodation over 2 Floors || Far-Reaching Views from the First Floor || Extensive Communal Gardens & Wildlife || Modern Fitted Kitchen with Granite Worktops

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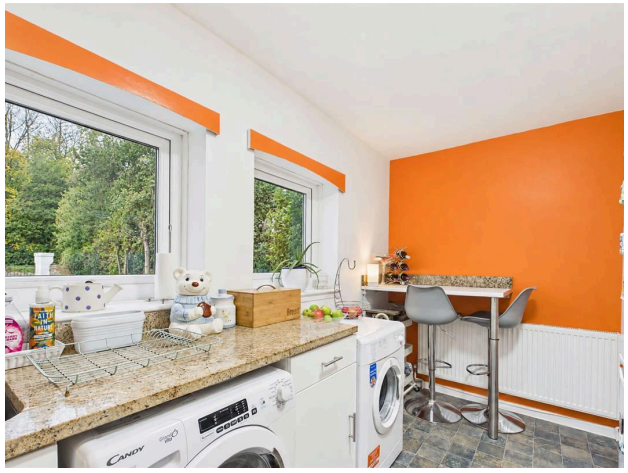
Address:	Middle Warberry Road, Wellswood, Torquay, TQ1 1RN
Property type:	Semi-Detached House
Tenure:	Share of Freehold
Council tax band:	B
Bedrooms:	2
Bathrooms:	1
Receptions:	1
Parking:	✔
Garden:	✔













DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

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DESCRIPTION

Situated in the highly sought-after Wellswood area of Torquay, this unique two-bedroom semi-detached coach house offers versatile accommodation arranged over two floors, complemented by a private courtyard terrace, two parking spaces and access to substantial communal gardens. Enjoying an attractive setting and far-reaching views from the first floor, the property presents an excellent opportunity as a permanent residence, holiday retreat or investment purchase.

The property can be approached via a gated pathway from Middle Warberry Road or from the rear parking area through its private courtyard terrace. The entrance level comprises a modern shower room, a double bedroom overlooking the front. In addition, there is a further generously proportioned room currently arranged as a lounge, with direct access to the rear terrace. This adaptable space could equally serve as a second bedroom, allowing the accommodation to be configured to suit individual requirements.

Stairs rise to the first floor, where an impressive principal room enjoys far-reaching views and is currently utilised by the vendors as their main bedroom. Alternatively, this room would make an excellent main reception room, creating an appealing arrangement with the adjoining modern fitted kitchen, which features granite worktops and space for a dining table and chairs. This flexibility provides the opportunity to enjoy either an inverted living arrangement, with the principal reception accommodation upstairs, or the layout currently favoured by the owners.

Outside, the property benefits from its own private courtyard terrace, providing a pleasant space for outdoor seating and relaxation. Two parking spaces offer practical convenience, whilst residents also enjoy access to substantial communal gardens, which provide an attractive green setting and attract an abundance of local wildlife.

The property occupies a desirable position within Wellswood, conveniently located for a selection of independent shops, cafés, restaurants and public houses, together with the renowned Kents Cavern. Torquay Harbour, with its extensive range of amenities, restaurants and leisure attractions, is also within easy reach. For those who enjoy exploring the outdoors, the picturesque South Devon coastline, with its beautiful beaches and coastal walks, is readily accessible, whilst Dartmoor National Park can be reached by road.

Offered with a share of freehold, this distinctive and adaptable property would make an appealing permanent home, convenient lock-up-and-leave retreat, holiday home or investment opportunity.

Council Tax Band: B (Torbay Council)
Tenure: Share of Freehold (158 years)
Service Charge: £144.38 per year
The Coach House forms part of Asheldon Manor and is offered on a leasehold basis with a share of the freehold. It benefits from a 199-year lease that began in 1985. Maintenance, buildings insurance and service charges amount to £144.38 per month. Asheldon Manor Residents oversee the development, upkeep and maintenance of communal areas and facilities.
Parking options: Residents
Garden details: Communal Garden, Terrace
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Boiler serviced annually.

Broadband options available at the property include:
* Standard broadband: 11Mbps download, 1Mbps upload
* Superfast broadband: 41Mbps download, 8Mbps upload
* Ultrafast broadband: 1800Mbps download, 220Mbps upload
- Networks in the area: Openreach

The Approach: The property benefits from two points of access, with a vehicular approach to the side leading to two private parking spaces positioned immediately in front of the enclosed courtyard garden. The main pedestrian entrance is approached from Middle Warberry Road, where double gates open onto a pathway leading down to The Coach House. An external light, water tap and entrance door provide access to the hallway, which features a coved ceiling, radiator, wall-mounted consumer unit and wood-effect laminate flooring. Stairs rise to the first-floor accommodation.

Lounge: A bright and versatile room enjoying ample natural light through a double-glazed window and adjoining double-glazed door, which provides direct access to the private courtyard terrace. Currently arranged as the main reception room, this adaptable space could equally serve as the principal bedroom, depending on individual requirements. Further features include a coved ceiling and radiator.

Bedroom two: Positioned on the ground floor at the front of the property, this versatile room features a double-glazed window overlooking the front aspect. An understairs alcove provides practical space for a wardrobe, complimented by a useful understairs storage cupboard. Currently arranged as a home office, the room could equally serve as a bedroom and also benefits from a radiator.

Shower room: A modern and well-appointed shower room featuring a spacious double shower enclosure with glass screening, a sliding glass door and contemporary AquaBoard wall panelling. The shower is mains-fed and incorporates both a rainfall showerhead and a separate handheld attachment. A fitted vanity unit provides useful storage and incorporates a wash basin and WC with a concealed cistern, positioned beneath an obscure double-glazed window. Completing the room is a wall-mounted heated towel rail.

Bedroom one: A generously proportioned principal bedroom offering excellent versatility, with the potential to serve as the main reception room depending on individual preferences. A large double-glazed picture window to the rear aspect provides ample natural light and enjoys far-reaching views across the communal gardens and surrounding area. Further features include a coved and textured ceiling, useful overstairs airing cupboard, radiator and television aerial point.

Kitchen: A well-appointed kitchen enjoys ample natural light through two double-glazed windows overlooking the front aspect. The room features a comprehensive range of matching wall and base units complemented by granite worktops with coordinated upstands and splashbacks. Integrated appliances include a four-ring Hotpoint gas hob with extractor hood above and an eye-level Hotpoint double oven. A deep undermount sink incorporates a drainer recessed into the granite worktop, with a mixer tap above. There is space and plumbing for a washing machine or dishwasher, together with space for an upright fridge-freezer. A wall-mounted gas-fired boiler, which has been serviced annually, provides domestic heating and hot water. A corner breakfast bar offers a convenient dining area, whilst further features include a radiator and telephone point.

Outside Space to Enjoy: To the rear of the property, accessed directly from the ground-floor lounge, is a private, level patio terrace enclosed by low-level fencing and featuring an external light, providing an ideal setting for outdoor seating and relaxation. Two private parking spaces are conveniently positioned immediately adjacent to the terrace. Residents of Asheldon Manor also benefit from extensive communal gardens, predominantly laid to lawn and beautifully complemented by mature planting, Torbay palms and a variety of specimen trees, creating an attractive setting that encourages local wildlife. A further lower garden area, affectionately known as the 'Wilderness Garden', provides a more natural retreat. It features a greenhouse and garage offering communal use and storage facilities.



Ground floor



Floor 1



Approximate total area[1]

55 m²

592 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

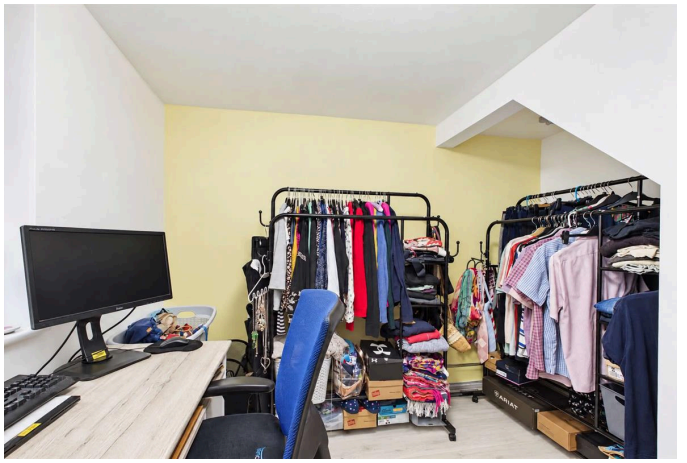
Reduced headroom

..... 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.

GIRAFFE360












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