



## **WELLSWOOD MEWS, WELLSWOOD, TQ1 2JF**

**ASKING PRICE £270,000**





**• NO ONWARD CHAIN • CHARACTER MEWS COTTAGE • LIVING ROOM • KITCHEN • TWO BEDROOMS • SHOWER ROOM AND EN-SUITE BATHROOM • GARAGE PARKING • HIGHLY REGARDED AREA • CLOSE TO AMENITIES • MOMENTS FROM MEADFOOT BEACH AND HARBOUR**

## LOCATION

WELLSWOOD OFFERS A VILLAGE STYLE AMBIENCE WITH EXCELLENT FACILITIES INCLUDING BOTH INDEPENDENT AND MAINSTREAM RETAILERS, WELL REGARDED RESTAURANTS AND PUBLIC TRANSPORT LINKS. ILSHAM VALLEY, WITH ITS WOODLAND WALKS AND ACCESS TO THE SOUTH WEST COASTAL FOOTPATH IS ONLY MOMENTS AWAY, LEADING IN ONE DIRECTION IS MEADFOOT BEACH AND THE OTHER IS ANSTEYS COVE.

TORQUAY HARBOURSIDE AND TOWN CENTRE ARE JUST OVER A MILE AWAY.

SURROUNDED BY A STUNNING COASTLINE AND SHELTERED WATERS TORQUAY OFFERS AN EXCELLENT QUALITY OF LIFE. IN ADDITION TO SEASIDE LIVING, THE TOWN OFFERS SPORTING AND LEISURE OPPORTUNITIES, A DIVERSE RANGE OF SHOPPING AND AN EVER IMPROVING DINING CULTURE. ACCESS LINKS INCLUDE A DIRECT RAIL SERVICE TO LONDON PADDINGTON LINKING WITH THE INTER CITY NETWORK AT NEWTON ABBOT AND THE SOUTH DEVON HIGHWAY.

## ACCOMMODATION

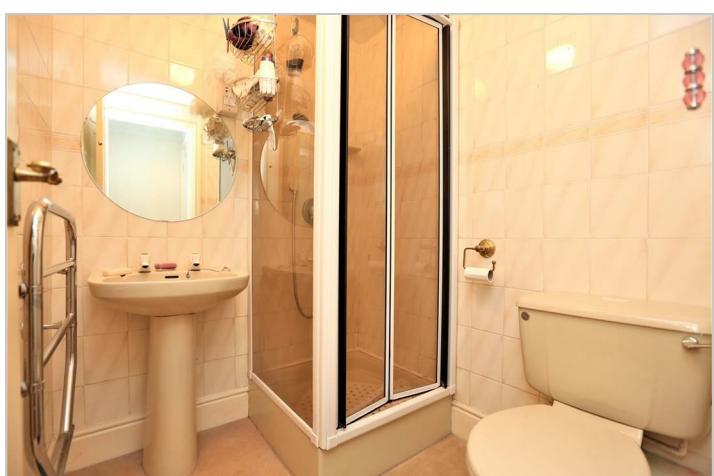
THIS CHARACTER MEWS COTTAGE IS PERFECTLY POSITIONED IN THE VILLAGE OF WELLSWOOD. THIS PERFECT LOCK UP AND LEAVE PROPERTY COULD BE UTILISED AS A HOLIDAY LET, SECOND HOME OR EVEN A PERMANENT RESIDENCE. A UPVC STABLE DOOR LEADS TO AN ENTRANCE

VESTIBULE WHICH THEN LEADS INTO THE LIVING ROOM, THIS IS A LOVELY DUAL ASPECT ROOM, STAIRS IN THE CORNER RISE TO THE FIRST FLOOR AND THERE IS A DOOR LEADING INTO THE KITCHEN. THE KITCHEN OFFERS MATCHING BASE AND WALL MOUNTED UNITS, ROLLED TOP WORK SURFACES WITH INSET SINK AND SPACE FOR A FREESTANDING COOKER AND UNDER-COUNTER APPLIANCES.

THE FIRST FLOOR OFFERS GOOD SIZE ACCOMMODATION TO INCLUDE A SHOWER ROOM WITH SHOWER CUBICLE, WASH HAND BASIN AND CLOSE COUPLED WC. THE MASTER BEDROOM IS A GENEROUS DOUBLE WITH BUILT IN WARDROBES AND A DOOR LEADING TO AN EN-SUITE BATHROOM WITH PANELLED BATH, WASH HAND BASIN AND TOILET. BEDROOM TWO IS A SMALLER DOUBLE BUT IS MORE THAN ADEQUATE.

## PARKING

THE PROPERTY BENEFITS FROM GARAGE PARKING WHICH HAS A STORAGE CUPBOARD AT THE REAR. THERE IS UNRESTRICTED ON-STREET PARKING ON A FIRST COME, FIRST SERVED BASIS.



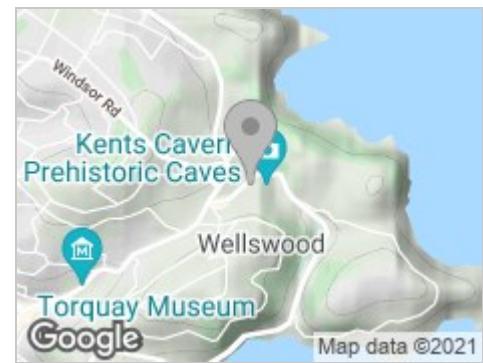
## ROAD MAP



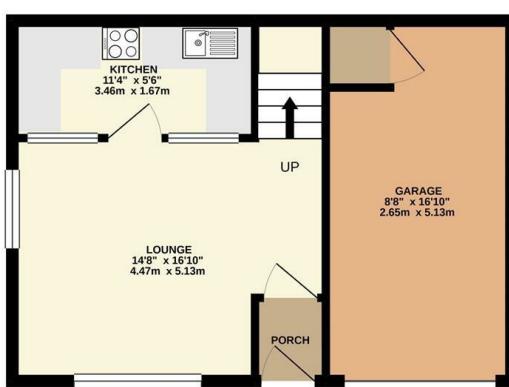
## HYBRID MAP



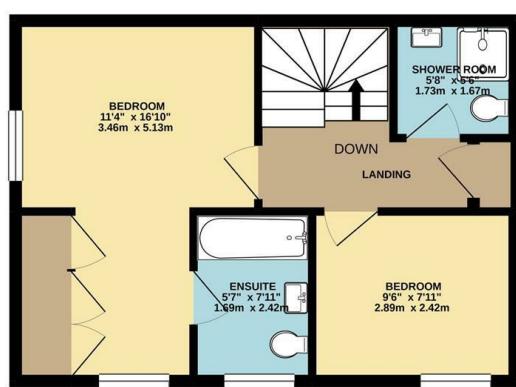
## TERRAIN MAP



## FLOOR PLAN



GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.

TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.  
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## COUNCIL TAX - BAND C

### VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE  
ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING  
APPOINTMENT FOR THIS PROPERTY OR REQUIRE  
FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY.  
CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE  
PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER.  
THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY  
BEFORE TRAVELLING ANY DISTANCE TO VIEW.

## ENERGY EFFICIENCY GRAPH

