



25 Ellacombe Church Road
Torquay TQ1 1LH
£310,000

Winfields
Sales & Lettings



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- Home with Potential Income
- Convenient Location
- Close to local Schools
- Close to local Bus routes
- Walking distance to Town Centre
- Rear Private Courtyard

Lounge / Dining Room / Bedroom 1

10'11" x 13'11"

Versatile Self-Contained Studio Flat / Convertible Lounge-Dining Room

This thoughtfully designed, fully self-contained studio flat offers both functionality and flexibility, perfect as a private living space or easily reconfigured into a spacious lounge-dining room. The layout is cleverly planned to maximize comfort, light, and adaptability, with a seamless integration of essential amenities and open living potential.

Interior Features:

- **Open-Plan Living Area:** Currently arranged as a self-contained studio, the main space comfortably accommodates a sleeping area, small lounge, and dining zone. Clever use of furniture or partitions maintains an airy, uncluttered feel.
- **Kitchenette Area:** A compact kitchen area with integrated storage, and stylish finishes. When repurposed as a lounge/diner, this remains a convenient and discrete kitchen corner.
- **Ensuite Bathroom:** The flat includes a well-appointed ensuite bathroom, complete with a shower, WC, and basin, tastefully tiled for a clean, contemporary look.
- **Dual Aspect Windows:** Large windows at both the front and rear flood the space with

natural light throughout the day, enhancing the bright and open ambiance. The views and light create a pleasant atmosphere whether in studio or lounge mode.

Conversion Potential:

- With minimal adjustment the space can be opened up into a generous lounge-dining room. This makes it ideal for hosting, relaxing, or even functioning as a family living space.
- The ensuite and kitchen areas remain neatly tucked to one side, maintaining functionality while shifting the room's primary use.

Perfect For:

- Homeowners seeking a flexible guest suite
- Those desiring a private rental unit or AirBnB potential
- Buyers wanting a large lounge-diner with future annex options
- Anyone looking to downsize without compromising on light, style, or function

Bedroom 1 Ensuite

Corner Shower, Basin and wash basin.

Bathroom/WC

4'11" x 4'9"

Wc and Hand wash Basin

Kitchen

15'10" x 9'5"

The family kitchen is a warm, functional space featuring a tasteful selection of maple-effect wall and base units, offering a welcoming and homely feel. These cabinets provide ample storage while complementing the sleek, black marble-effect worktops that run along the perimeter, adding a touch of modern contrast and sophistication. The floor is laid with durable, easy-to-clean tiling—perfect for a busy household—while the layout includes dedicated space for both a washing machine and a full-size fridge freezer, ensuring practicality without compromising the overall design. A window set above the sink looks out over the rear courtyard, allowing natural light to flood the space during the day, while a door adjacent to the units leads directly to the outside area, offering easy access for hanging laundry or enjoying fresh air.

First Floor Bedroom 2

9'3" x 9'2"

The double bedroom is warm and welcoming, designed for comfort and relaxation. The room is painted in soothing neutral tones, complemented by tasteful décor and soft carpeting underfoot.

To one side, a door leads to a private ensuite bathroom, featuring a modern walk-in shower with sleek glass panels, a stylish vanity unit with storage, and a heated towel rail.

The highlight of the room is the large window, which fills the space with natural light and frames lovely views across Ellacombe.

Bedroom 2 Ensuite

6'8" x 5'6"

Shower Cubicle, Wc, Wash Basin, Radiator., Tiled Walls

First Floor Bedroom 4

13'3" x 10'2"

This well-proportioned double bedroom offers a comfortable and private living space, complete with its own ensuite bathroom. The room is bright and airy, thanks to a large PVC double-glazed window positioned at the front of the property, allowing plenty of natural light to flow in throughout the day and offering a pleasant view of the front garden or street.

The bedroom provides ample space for a double bed, bedside tables, and additional storage such as a wardrobe or chest of drawers. The décor is neutral, making it easy to personalize with your own style.

The ensuite bathroom is conveniently located within the bedroom, featuring a modern suite including a shower, wash basin, and toilet. Finished with contemporary tiling and

sleek fittings, it offers a practical and private space for daily routines.

Ideal for homeowners or guests alike, this double bedroom combines comfort, functionality, and a touch of luxury with its private ensuite and front-facing view.

Bedroom 4 Ensuite

4'10" x 4'10"

P Shaped Bath with Overhead Shower, Shower Screen, , Wc, Wash Basin, Tiled Walls

First Floor Bedroom 3

14'5" x 10'1"

This well-proportioned double bedroom offers a comfortable and private living space, complete with its own ensuite bathroom. The room is bright and airy, thanks to a large PVC double-glazed window positioned at the rear of the property garden or street. The bedroom provides ample space for a double bed, bedside tables, and additional storage such as a wardrobe or chest of drawers. The décor is neutral, making it easy to personalize with your own style.

The ensuite bathroom is conveniently located within the bedroom, featuring a modern suite including a shower, wash basin, and toilet

Ideal for homeowners or guests alike, this double bedroom combines comfort, functionality, and a touch of luxury with its private ensuite and rear-facing view.

Bedroom 3 Ensuite

5'0" x 7'6"

Shower Cubicle, Wc, Wash Basin.

Second Floor Bedroom 5

15'5" x 12'9"

Bedroom 5 Ensuite

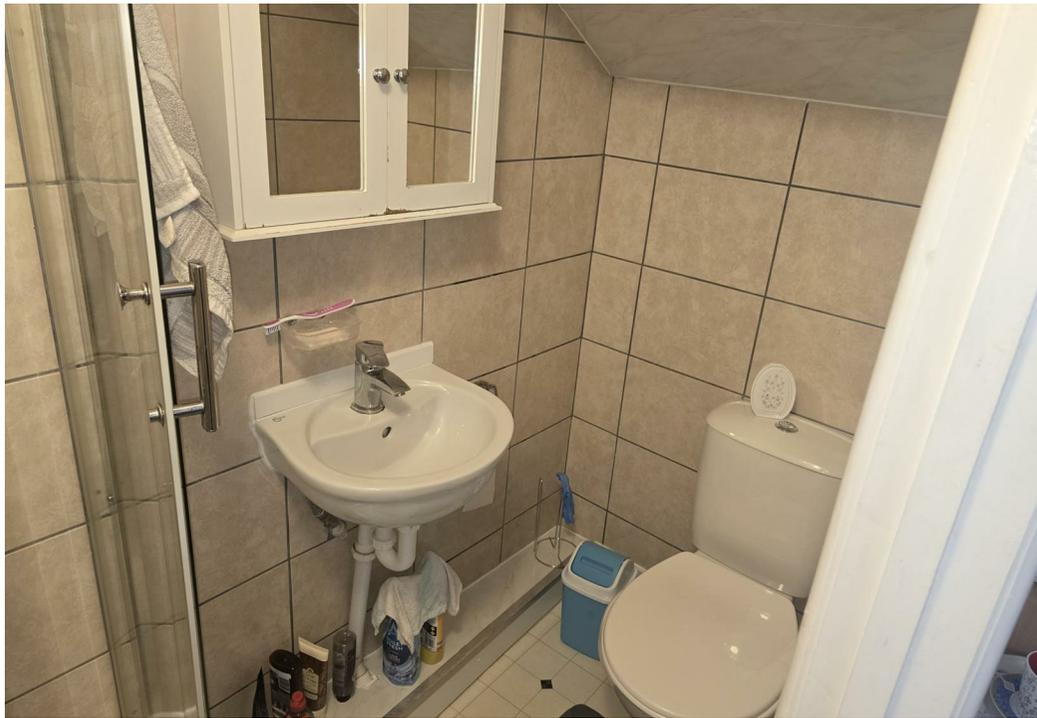
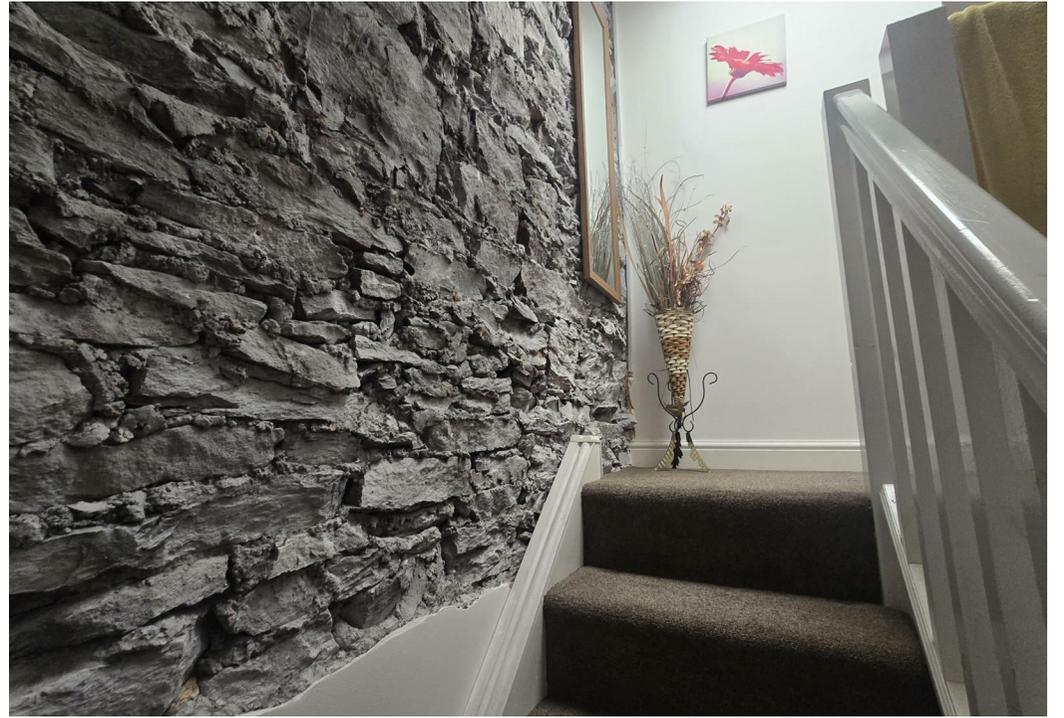
3'0" x 4'4"

Shower cubicle, Wc, Wash Basin, Part Tiled Walls

Rear Courtyard

A rear yard nestled behind a cozy home, offering uninterrupted views across the bay. The yard is a suntrap, perfectly oriented to soak in the warmth from morning through late afternoon. Whether it's coffee at sunrise or wine at dusk. The area is completely enclosed, providing a sense of privacy and shelter without compromising the stunning outlook.





FLOOR PLAN & E.P.C.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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