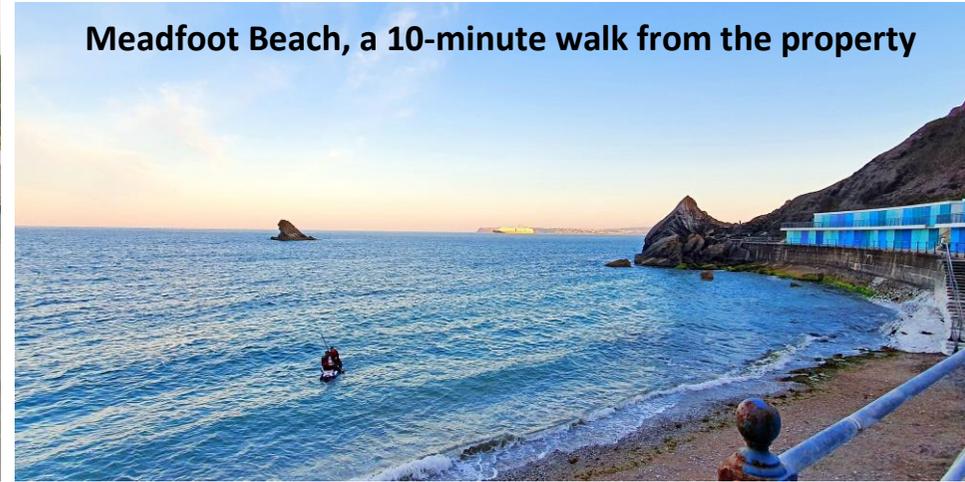




87 ILSHAM ROAD, WELLSWOOD, TORQUAY, TQ1 2JF
ASKING PRICE OF £425,000 FREEHOLD

Pincombe's
estate agents



A SUBSTANTIAL VICTORIAN HOUSE CLOSE TO MEADFOOT BEACH & WELLSWOOD SHOPS – IDEAL FAMILY HOME, OR INVESTMENT FOR HOLIDAY LETS

An elegant Victorian end of terrace House featuring period characteristics such as high skirtings, ornate coved ceilings, picture, and dado rails. The property has been refurbished and decorated to a high standard by the current owner and is attractively presented with spacious and light accommodation including Reception Hall with archway and ornate corbels, Lounge with stripped wooden floor, Dining Room, Kitchen/Breakfast room, Master Bedroom with En-Suite Shower Room, 2 Further Bedrooms and principal Bathroom. Outside there is off road PARKING/DRIVEWAY for 2 vehicles with a private, level garden area laid to gravel with an abundance of shrubs and also paved courtyard, all enjoying a sunny aspect.

The property is situated within the Lincombes Conservation Area in Wellswood, a prestige address in Torquay with a parade of 'village' shops including a Deli, Post Office, Co-Operative and Restaurants just a few minutes' walk away. The vast greenspace and surrounding woodland at Ilsham Park is a stroll down the road, as is Meadfoot Beach and access to the South West Coastal Path. A local bus service travels into Torquay town centre where a comprehensive range of shopping, dining and leisure facilities can be found, as well as rail transport links to London Paddington and further buses to the neighbouring towns and City of Exeter with its Airport.

The Accommodation Comprises:

Arched entrance with coach light and wooden door with half moon window above opening into:

RECEPTION HALL Radiator. Archway with ornate decorative corbels. Stairs with wooden balustrate and handrail rising to first floor accommodation. Dado rail. Picture rail. Ornate coved ceiling with ceiling rose.

LOUNGE 16' 3" x 15' 2" (4.95m x 4.62m) A dual aspect room with bay window to front and sash window with deep sill to side aspect. Fireplace with marble hearth and surround with inset gas fire and wooden mantel surround. Radiator. Stripped wooden flooring. Picture rail. Coved ceiling and central ceiling rose.

DINING ROOM 12' 5" x 12' 5" (3.78m x 3.78m) Sash window with deep sill to side aspect. Radiator. Picture rail. Coved ceiling and ceiling rose. Fireplace with marble hearth and inset with wooden surround. T.V. aerial point. Telephone point.

KITCHEN/BREAKFAST ROOM 19' 2" x 10' 8" (5.84m x 3.25m) Range of worksurfaces with inset sink, drainer unit and storage cupboards beneath. Matching range of eye-level units. Space for Range style cooker with stainless steel cooker hood above. Plumbing and space for washing machine. Storage cupboard. Inset spotlights. Coved ceiling. Tiled floor. T.V. aerial point. Sash window to side aspect.



FIRST FLOOR

LANDING Access to loft space. Built-in storage cupboard. Dado rail. Picture rail. Ornate ceiling rose. Inset spotlights.

BEDROOM 1 16' 3" x 13' 11" (4.95m x 4.24m) A dual aspect room with Bay window to front and sash window to side with a pleasant outlook over the surrounding tree lined neighbourhood. Radiator. Dado rail. Coved ceiling and central ceiling rose. Built-in wardrobes with louvre fronted doors. Door to:

EN-SUITE SHOWER ROOM Comprising a tiled shower cubicle with shower and glazed sliding door, pedestal wash hand basin and low level W.C. Tiled walls. Extractor. Inset spotlights. Glass display shelf.

BEDROOM 2 10' 9" x 12' 5" (3.28m x 3.78m) Sash window to side with deep sill and enjoying a pleasant outlook over the tree lined neighbourhood. Radiator. Coved ceiling. T.V. aerial point.

BEDROOM 3 9' 9" x 6' 3" (2.97m x 1.91m) Sash window to side with deep sill and enjoying views over the surrounding area. Radiator.

BATHROOM Suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level W.C. Tiled walls. Heated towel rail. Sash window with obscure glazed panel to side and deep sill.



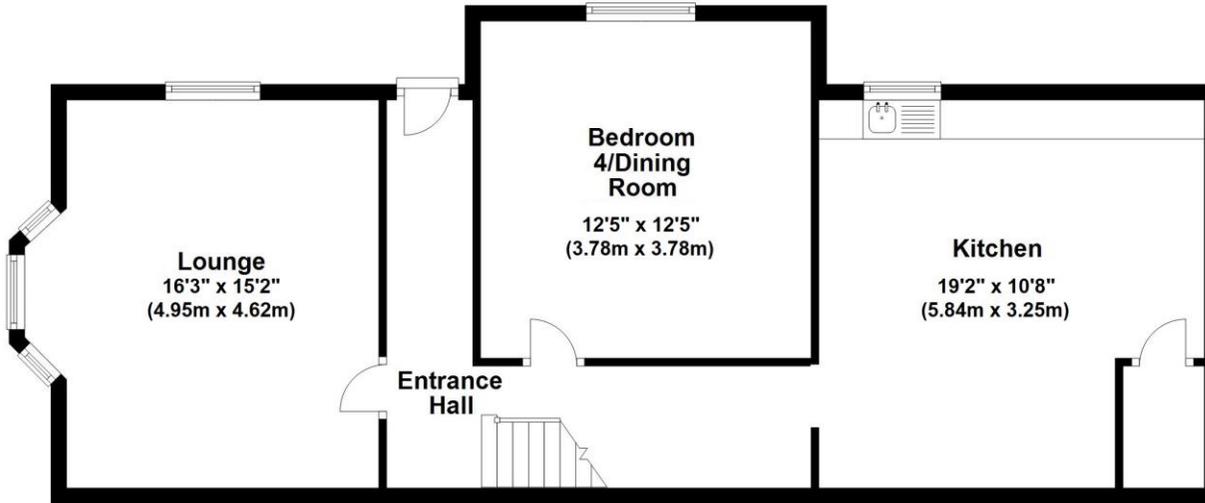
OUTSIDE The property is approached via a stone wall and pillars giving access to the **DRIVEWAY** with ample car parking space for 2 vehicles. The adjacent front garden comprises of gravelled borders with space for pots and stone wall with pillars and rail. The garden to the side of the property is level with attractive gravelled areas planted with an abundance of flowers and shrubs with a low stone wall and trees providing an effective privacy screen. This leads to the rear paved Courtyard garden with **SHED** and space for bin storage. Leading up one side of the driveway to the front door, there is a further attractive shrub border and climbing plants.



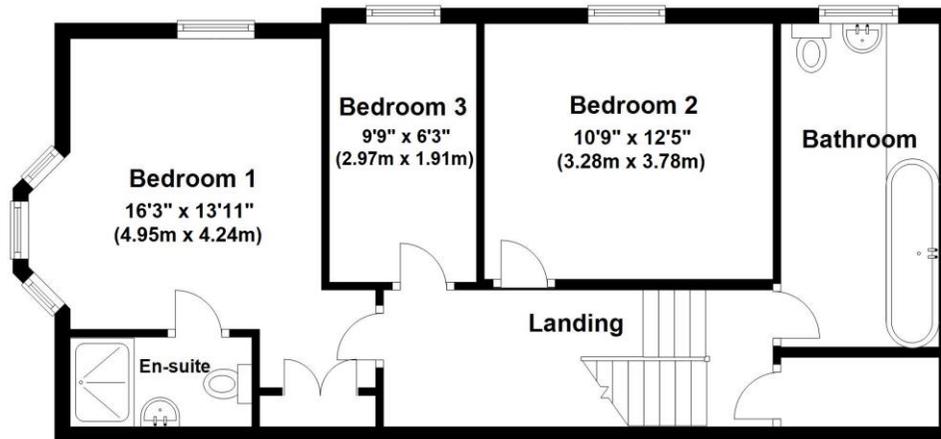
Council Tax Band This property is in band E
Tenure Freehold

87 Ilsham Rd, Torquay

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		