



THORNCLIFF, ASHELDON ROAD, WELLSWOOD, TORQUAY, TQ1 2QS

ASKING PRICE OF £495,950 FREEHOLD

Pincombe's  
estate agents





### **A HANDSOME GEORGIAN STYLE TOWNHOUSE SITUATED IN A CORNER PLOT POSITION, CLOSE TO WELLSWOOD SHOPS**

Tucked away off Asheldon Road in the Lincombes Conservation Area, we are delighted to bring to market this end of terrace Townhouse with a delightful façade featuring Georgian style windows and decorative shutters. The home is close to local amenities, with the popular shops in Ilsham Road being a short stroll away, along with a bus serving the surrounding areas including Torbay harbour and marina with waterfront restaurants, shops, and leisure facilities. The green open space of Ilsham Green, beaches at Meadfoot and Ansteys cove and the scenic Southwest coastal path are all within easy reach of the property.

The accommodation is arranged over 2 floors and comprises Hallway, Cloakroom, dual aspect Lounge/Diner with doors out to the garden terrace, Kitchen, Master Suite with Bedroom and En-Suite Dressing Room, 2 further Bedrooms (one with sea view) and Shower Room.

Benefitting from a corner plot position, there are attractively maintained lawned gardens to the front, Driveway and a Garage to the side, and the rear garden is presented as a Garden Terrace, with plenty of space for furniture to relax and appreciate the peaceful ambience of the area.

**NO ONWARD CHAIN – VIEWING HIGHLY RECOMMENDED**



**The Accommodation Comprises:**

**COVERED ENTRANCE** Tiled step. Exterior light. Wrought iron detailing to either side. Wooden door with decorative obscure glazed window above into:

**ENTRANCE PORCH** Tiled floor. Coved ceiling. Wooden front door with obscure glazed insets and matching panels to either side, opening into:

**HALLWAY** Coved ceiling. 2 Radiators. Telephone point. Stairs with wrought iron balustrade and wooden handrail rising to first floor accommodation. Understairs cupboard with shelving and light. UPVC obscure glazed window to side.

**CLOAKROOM** Comprising a wall mounted wash basin and low level W.C. Radiator. Coved ceiling. UPVC obscure glazed window to side.

**LOUNGE/DINER** A lovely, light room enjoying a dual aspect.

**LOUNGE** 16'2" x 12' (4.94m x 3.67m) UPVC floor-to-ceiling Georgian style windows to front, overlooking the lawned garden. Radiator. Coved ceiling. Ornate fireplace surround with tiled hearth and mantel, inset living flame fire. 2 Feature arched alcoves with shelving and built-in storage cupboards. Through to:

**DINING AREA** 11'1" x 10'11" (3.83m x 3.33m) UPVC floor-to-ceiling Georgian style windows and door to rear opening out onto the enclosed garden terrace. Coved ceiling. Radiator.





**KITCHEN 13'9" x 9'10" (4.19m x 2.99m)** Range of worksurfaces with inset stainless steel sink, drainer unit. Light coloured storage cupboards with matching eye-level units. Belling gas hob and oven. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Radiator. Built-in cupboard housing the fuses. Part tiled walls. UPVC Georgian style window to rear, overlooking the garden terrace. Wooden door to rear garden.

## HALF LANDING

**BEDROOM 3 12'5" x 8'11" (3.78m x 2.72m)** UPVC floor-to-ceiling Georgian style window to side. UPVC Georgian style window to front overlooking the garden. Coved ceiling. Radiator.

**FIRST FLOOR LANDING** Hatch to roof space. Radiator. Built-in airing cupboard.

**MASTER BEDROOM SUITE 14' x 12'8" (4.27m x 3.85m)** UPVC floor-to-ceiling Georgian style window opening onto a Juliet balcony, with views over the front garden and surrounding area. Coved ceiling. Radiator. Telephone point. T.V. aerial point. Door into:

**DRESSING ROOM 9' x 7'1" (2.75m x 2.17m)** UPVC Georgian style window to front overlooking the garden. Coved ceiling. Radiator. Drawer/vanity unit with inset wash basin. Range of built-in wardrobes with sliding doors.





**BEDROOM 2** 13' x 12' (3.98m x 3.67m) inc. wardrobes UPVC Georgian style window to rear, enjoying a pleasant outlook over the surrounding area and a sea view. Coved ceiling. Radiator. 2 x Double built-in wardrobes with hanging rail and shelving.

**SHOWER ROOM** 8'2" x 7'8" (2.49m x 2.33m) Comprising a fully tiled shower cubicle with Mira sport shower and glazed screen. Worktop incorporating a large wash basin, with drawers and cupboard beneath, extending to one side with W.C. and adjoining storage cupboard with drawer. Chrome heated towel rail/radiator. Tiled floor. Coved ceiling. UPVC obscure glazed Georgian style window to rear.

**OUTSIDE** The property benefits from a corner plot position, with gardens to 3 sides. The front is approached by a pathway which is bordered on either side by attractive and well maintained, level lawned gardens which are planted with a variety of established shrubs, bushes and trees. The pathway continues around to the side, where there is a **DRIVEWAY** leading to: **GARAGE** 17'5" x 8'11" (5.30m x 2.72m) with electric opening door. Power. Wall mounted Worcester combination boiler. Obscure glazed window to front.

The rear garden is presented as an attractive **TERRACE** with flagstone style paving and a central circular paved feature. The garden is level and enclosed with plenty of space for garden furniture, pots and plants. Raised borders with shrubs. Gate to driveway and garage.

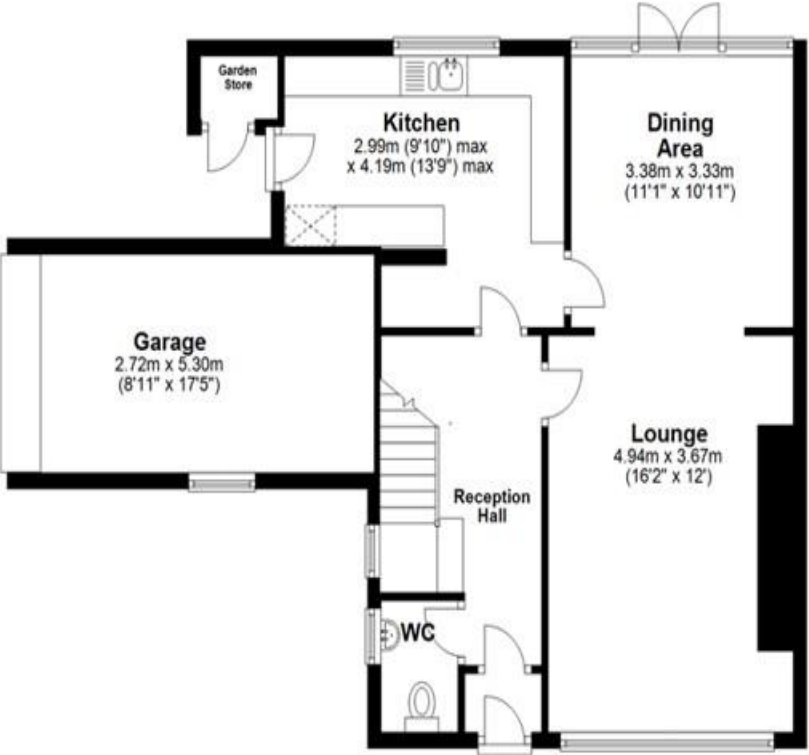




THORNCLIFF, ASHELDON ROAD, WELLSWOOD, TORQUAY, TQ1 2QS

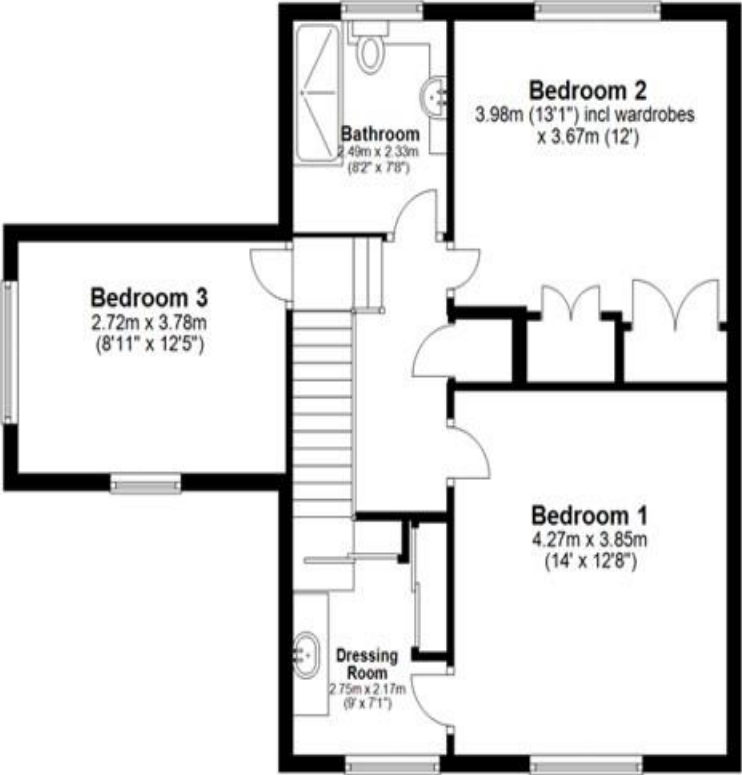
Ground Floor

Approx. 69.5 sq. metres (748.6 sq. feet)



First Floor

Approx. 62.2 sq. metres (669.7 sq. feet)



Total area: approx. 131.8 sq. metres (1418.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE – Freehold  
COUNCIL TAX BAND - F