



**38 Ilsham Road, Torquay – TQ1 2JD**

Guide Price **£575,000**





## 38 Ilsham Road

Torquay, Torquay

New to the market - 38 Ilsham Road: a classic 1930s bay-fronted bungalow in coveted Wellswood. 3 double beds, spacious lounge, ample parking, stunning gardens. Ideal for modernisation or extension.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached 1930s bay-fronted bungalow in sought-after Ilsham Valley
- Elevated plot set back from the roadside with pleasant outlooks
- Three double bedrooms including en suite to one
- Bay-fronted lounge enjoying excellent natural light
- Kitchen breakfast room with adjoining utility and garden access
- Spacious reception hallway with scope for study or dining area
- Full bathroom suite plus handy lean-to storage space at the rear
- Sweeping driveway from Ilsham Road with ample parking and detached garage
- Well-established front and rear gardens with scope for landscaping or extension (subject to planning)



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Ilsham Road sits in one of Torquay's most prestigious and picturesque settings, right in the heart of Ilsham Valley and just a short stroll from the delights of Wellswood Village with its boutique shops, cafés, restaurants, and patisserie. The area is framed by the coastal beauty of Anstey's Cove and Meadfoot Beach, while Ilsham Valley Green provides a tranquil open space for walks and recreation. With excellent access to nearby grammar schools, the marina, and the harbour, this highly regarded address perfectly combines lifestyle and convenience on the renowned English Riviera.

## Absolute Sales & Lettings

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## Ilsham Road, Devon, TQ1

Approximate Area = 1479 sq ft / 137.4 sq m

Garage = 111 sq ft / 10.3 sq m

Total = 1590 sq ft / 147.7 sq m

For identification only - Not to scale

