





## 11 Ilsham Mews Ilsham Road

Torquay, Torquay

Nestled in the highly sought-after Wellswood area, this exceptional 2-bedroom maisonette presents a rare opportunity to acquire a property in a prime location close to the vibrant Village High Street. Boasting a seamless blend of modernity and elegance, this impressive property is offered with no onward chain, providing a stress-free purchase for the discerning buyer. The maisonette is designed over two floors, offering a bright and spacious layout with well-proportioned rooms throughout. Upon entering, you are greeted by an entrance vestibule that doubles up as a convenient cloakroom area, perfect for storing coats and shoes. The heart of the home lies in the large fitted kitchen dining room, a space that effortlessly combines practicality with modern needs, providing the perfect setting for entertaining guests or enjoying family meals. This property is truly a gem for those seeking a tastefully modern and well-presented home in a prime location. EPC rating - C.



The outdoor space of this property is equally as impressive, with a private enclosed courtyard garden that beckons for lazy afternoons basking in the sun or hosting intimate gatherings with loved ones. This delightful space is perfect for al-fresco dining, featuring ample room for outdoor storage and potted plants, creating a tranquil oasis in the heart of this bustling neighbourhood. The courtyard garden leads to the front door, which can be accessed via a small flight of steps, adding a touch of charm to the property's exterior. Furthermore, convenience is key with driveway parking available for one vehicle, ensuring that you never have to worry about finding a spot after a long day. With allocated space for one vehicle as detailed on the title plan, you can enjoy the ease of parking right at your doorstep. Embrace the tranquillity and convenience of this maisonette's outdoor space, offering a rare opportunity to enjoy private living in one of Torquay's most prestigious locales. This versatile property would make an ideal holiday home, buy-to-let purchase or main residence.

#### **Garden**

The Mews comes with a delightful private courtyard garden which enjoys a sunny position. The garden enjoys a south facing aspect and is a real sun trap. An ideal space for al-fresco dining with plenty of space for outdoor storage and pot plants. The courtyard garden leads to the front door accessed via a small flight of steps.

#### **DRIVEWAY**

1 Parking Space

Allocated space for 1 vehicle as detailed on the title plan.



# 11 Ilsham Mews Ilsham Road

Torquay, Torquay

## Position:

This sought after location is close to the beaches at Anstey's Cove, Ilsham Valley and Meadfoot Beach both with waterfront cafes and the friendly village style community of Wellswood with its church, school, pub, restaurants and shops on the doorstep.

Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





ABSOLUTE



### Ground Floor

Approx. 69.4 sq. metres (746.5 sq. feet)



### First Floor

Approx. 17.1 sq. metres (183.5 sq. feet)



Total area: approx. 86.4 sq. metres (930.0 sq. feet)

Approx  
Plan produced using PlanUp.





## Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

[torquay@movewithabsolute.co.uk](mailto:torquay@movewithabsolute.co.uk)

[movewithabsolute.co.uk/](http://movewithabsolute.co.uk/)

