



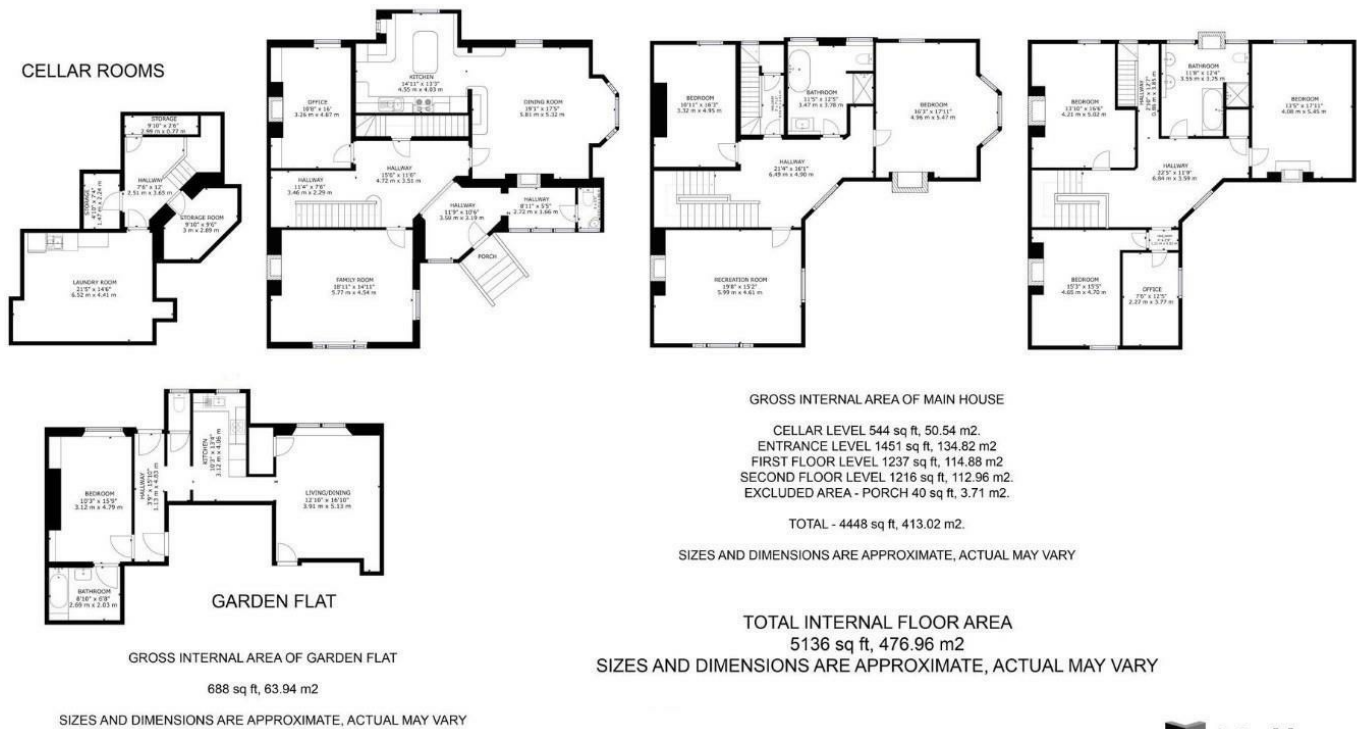
Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



7 Kents Road, Torquay, TQ1 2NL

Asking Price £995,000

- Grade II listed Victorian home in Wellswood
- Six bedrooms plus 1-bed garden flat
- Stylish kitchen with central island & garden views
- Gated driveway with private parking
- Period features: fireplaces & sash windows
- 5,100 sq ft over four floors
- Three reception rooms, including formal dining & sitting
- Study, cellar, and two family bathrooms
- Landscaped garden with patio and lawn
- Close to shops, schools, Ilsham Valley & beaches

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A distinguished Grade II listed Victorian residence positioned at the end of an attractive terrace in the very heart of Wellswood, within the prestigious Lincombes Conservation Area. Extending to approximately 5,100 sq ft and arranged over four floors, this elegant home offers substantial and versatile accommodation, ideal for those seeking refined period living or multi-generational flexibility. In addition to the principal six-bedroom home, there is a self-contained one-bedroom garden flat which could easily be incorporated back into the main house if desired. A gated driveway and beautifully arranged gardens further enhance this impressive property.



Council Tax Band: E



A stepped approach leads to the entrance vestibule and into a grand reception hall with impressive ceiling heights and period detailing. The ground floor provides three generous reception rooms, including an elegant sitting room and formal dining room overlooking the garden, alongside a well-appointed kitchen with central island and garden views. A study completes this level. The first floor offers three spacious double bedrooms and a tastefully appointed family bathroom, with further character features including fireplaces and sash windows. The second floor continues to impress with three additional bedrooms and a further bathroom, providing ample space for growing families or guests. A cellar level incorporates a useful utility area and storage. Externally, double gates open onto a private driveway, while the landscaped rear garden offers patio areas, lawn and mature planting. The self-contained garden flat, accessed independently, comprises a reception room, kitchen, double bedroom and en-suite, offering excellent flexibility for extended family, guests or income potential.

Wellswood is one of Torquay's most sought-after residential areas, known for its village atmosphere and proximity to the coastline. Kents Road offers an array of boutique shops, cafés and amenities, along with the well-regarded Ilsham Primary School and St Matthias Church. The picturesque Ilsham Valley provides a scenic walk down to Meadfoot Beach, popular for swimming and water sports, while Torquay's harbour and seafront are also within easy reach. This prime location perfectly combines coastal lifestyle with everyday convenience.

Property Information / Disclaimer

FREEHOLD

Council Tax Band: E

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to

scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.