



Taylor's
sales & lettings

Guide Price £335,000 - £350,000

St. Marychurch Road,
St. Marychurch,
Torquay, TQ1 3JT

A luxury two-bedroom apartment situated in the highly sought-after area of St Marychurch, Torquay. This beautifully presented apartment benefits from an abundance of natural light throughout, enhanced by its dual-aspect design and attractive woodland outlook. The property offers spacious accommodation with high ceilings, two generous double bedrooms, a separate WC and family bathroom, and a fantastic south-east facing balcony. Built only a few years ago, the apartment combines modern construction with well-proportioned rooms, creating a bright and airy living environment. Having been used as a second home by the current owner and never rented, the property remains in exceptional as-new condition throughout. Conveniently located close to local amenities including shops, a doctor's surgery, dentist and regular transport links, whilst also being just a few minutes' walk from Babbacombe Downs



ENTRANCE HALLWAY Accessed via a solid wooden entrance door into a spacious and welcoming hallway. Fully carpeted throughout and providing access to all principal rooms.

SEPARATE WC A useful additional cloakroom featuring a WC, vanity wash basin, radiator and floor-to-ceiling tiling.

BATHROOM A beautifully presented and generously sized four-piece suite comprising a large panelled bath, spacious walk-in shower, WC and vanity wash basin with built-in storage. Further benefits include a heated towel rail, illuminated mirror, extractor fan and floor-to-ceiling tiling.

BEDROOM ONE A spacious double bedroom benefiting from a large UPVC double glazed window with fitted blinds overlooking the surrounding woodland, creating a private and peaceful outlook. Ample space for a large double bed and additional wardrobe furniture. Radiator, TV aerial point and multiple double socket points. Please note the fitted blinds are available by separate negotiation.

BEDROOM TWO A further excellent-sized double bedroom with ample space for a double bed and additional furniture. UPVC double glazed window, radiator, TV aerial point and multiple double socket points.

STORAGE CUPBOARD A large and practical storage cupboard ideal for coats, shoes, Hoover, ironing board and general household storage. Also houses the consumer unit.

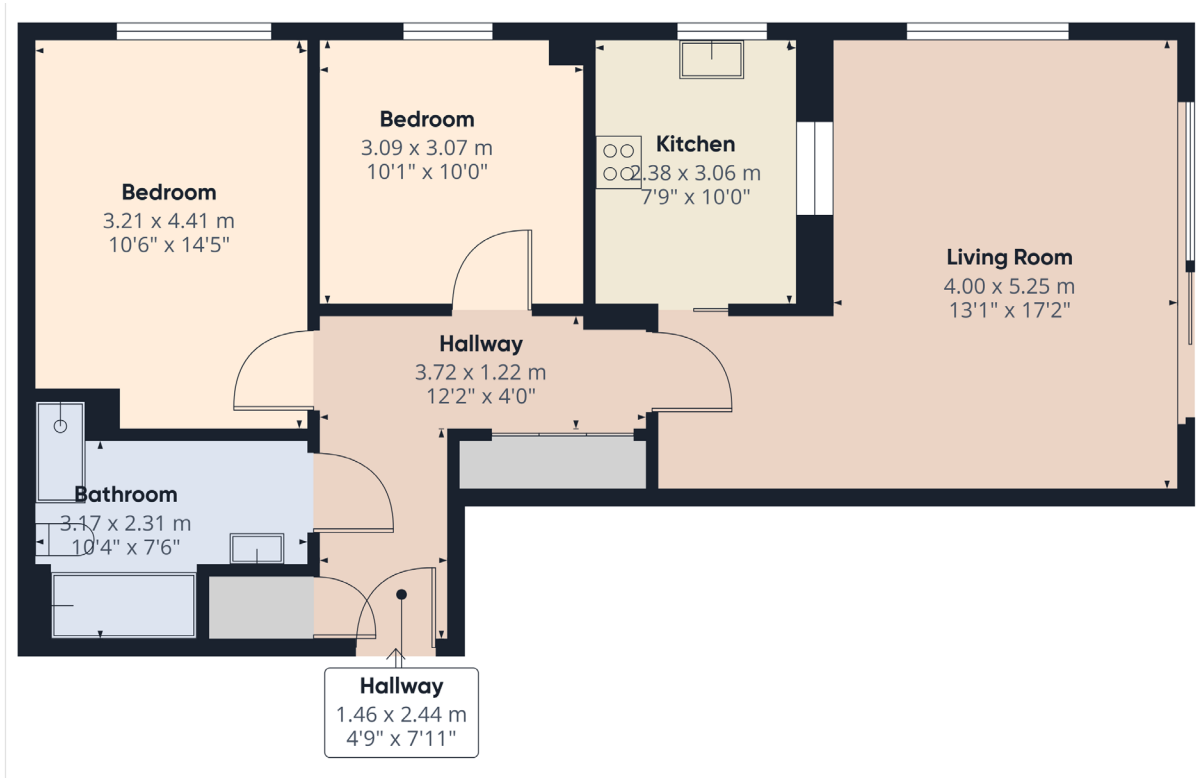
KITCHEN A high-specification kitchen designed with modern living in mind, separated from the lounge by stylish sliding glass panels, allowing the option of open-plan living. Fitted with granite worktops and a comprehensive range of integrated appliances including fridge freezer, wine cooler, electric oven, gas hob, extractor fan, slimline dishwasher and washing machine. The kitchen also houses the combination boiler and benefits from thoughtfully designed storage solutions, UPVC double glazed windows and a stainless steel sink with mixer tap.

LOUNGE/DINER An exceptionally bright and spacious living area benefiting from dual-aspect windows and large sliding doors leading directly onto the balcony. Offering ample space for substantial lounge furniture as well as a dining table and chairs. Radiator, TV aerial point, Ethernet connection and numerous double plug sockets.

BALCONY A fantastic outdoor space enjoying a south-east facing aspect, providing the perfect spot for outdoor seating and relaxation while taking in the pleasant woodland surroundings.

OUTSIDE The apartment benefits from attractive and well-maintained communal gardens surrounding the development.

PARKING Allocated parking space designated to the apartment.



Address ‘St. Marychurch Road, St. Marychurch, Torquay, TQ1 3JT’

Tenure ‘Leasehold;

Council Tax Band ‘C’

EPC Rating ‘84 | B’

Taylor's Estate Agents
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