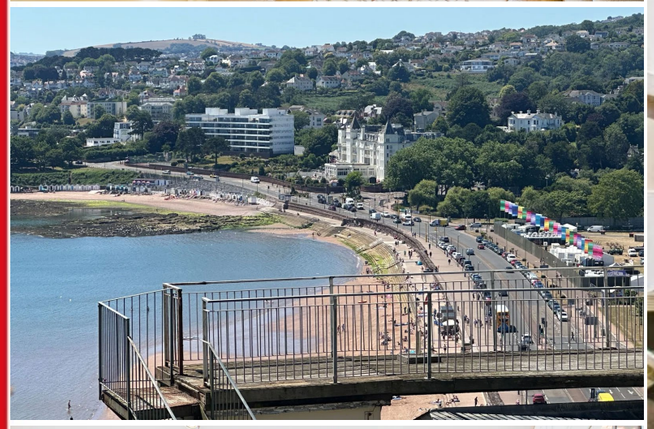

Taylors
sales & lettings

Asking Price Of £390,000

St. Lukes Road South,
Torquay, TQ2 5NZ

A stunning 3 bedroom "coach house " style property situated in a sought after gated development with sea views over the bay. Entering this charming property via the front porch, you are welcomed by a sizeable open plan lounge, kitchen, diner offering a versatile layout with a beautifully appointed kitchen with a range of quality built in appliances, spacious dining area and an equally generous lounge with media wall and French doors leading out to the private garden and enjoying sea views across Torre Abbey Sands. There is also a downstairs w/c and cloakroom. Upstairs are 3 good sized bedrooms, two of which have delightful sea views and the master has fitted wardrobes and an ensuite shower room. Outside is gated parking for approximately 3 cars plus a lovely private garden courtyard over looking the grounds of the Villa Rosa and across the sea. This must be viewed to appreciate the excellent presentation and quality finish throughout.

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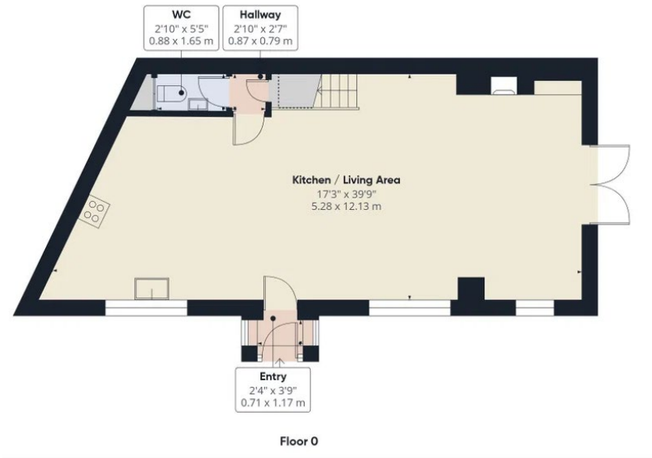

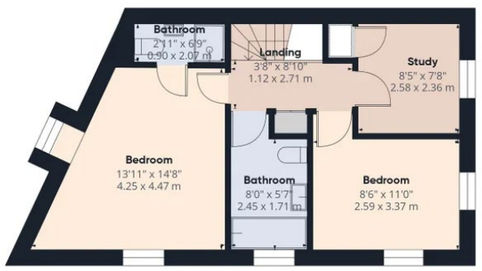

PORCH A traditional porch entrance with double-glazed front door and windows to front and both sides. Electric panel heater. Door to inside.

KITCHEN/DINER/LOUNGE - 7.7m x 5.2m (25'3" x 17'0") A stunning room, well laid out with a beautifully refurbished kitchen. It includes a Bosch dishwasher and an inset one-and-a-half bowl stainless steel sink unit with mixer tap. It is fitted with a comprehensive range of wall and base units and a range of integrated appliances, including a Neff ceramic hob and stainless steel extractor fan over. Neff double oven and grill plus Bosch fridge-freezer. Glowworm gas boiler. Stylish wall tiling. Space for washing machine and tumble-dryer. Stylish counter/breakfast bar, with space for stools. Double-glazed window to the front. Ceramic tiled flooring and fitted ceiling downlights.

The dining area will easily accommodate a six-seater table plus sideboard, bookcase or similar. The lounge area is also a good size with feature media wall and contemporary inset Onyx Avanti glass log-effect electric fire and illuminated glass shelving space. There are double-glazed French doors leading out to the garden and enjoying sea views across to the Grand Hotel and Torre Abbey Sands beach. Engineered oak flooring. Two radiators. Two TV and two phone points.

LOBBY/DOWNSTAIRS WC Access to understairs storage cupboard with light. White WC with concealed cistern and shelved storage cupboard above. Wash hand basin. Ceramic tiled flooring. Extractor and radiator.

FIRST FLOOR LANDING Carpeted flooring on stairs and first floor. Traditional glazed roof light. Airing cupboard with shelf storage space and Radiator.

BEDROOM 1 - 4.3m x 4.2m (14'1" x 13'9") A bright dual-aspect bedroom with a double-glazed window to the front and a feature arched head frosted double-glazed window to the side. A well-proportioned double room with a quality range of built-in wardrobes. TV point. Radiator. Door to.

ENSUITE SHOWER ROOM Fitted with a glazed and tiled mains shower cubicle. Ceramic WC and wash hand basin. Extractor fan. Anti-mist mirror. Ceramic tiled floor. Underfloor heating.

BEDROOM 2 - 3.3m x 3.1m (10'9" x 10'2") Another double room with double aspect double-glazed windows with superb views of Torre Abbey Sands and Corbyn Head. TV point. Radiator.

BEDROOM 3 - 2.5m x 2.3m (8'2" x 7'6") A generous single room or office, again enjoying similar views to bedroom 2. Built-in wardrobe. TV point. Radiator.

FAMILY BATHROOM - 1.45m x 1.71m (8'0" x 5'7") Fitted with a white suite comprising bath with Mira Sport electric shower over. Vanity unit with semi-recessed wash hand basin and WC with concealed cistern. Anti-mist mirror, underfloor heated tiled flooring, chrome ladder towel radiator. Extractor fan. Double glazed obscured window.

PARKING The property is accessed via electric gates and there is off-road parking for three cars.

OUTSIDE/GARDEN A private courtyard garden is beautifully finished with a patio, artificial grass and planted borders. This enjoys a sunny aspect and is perfect for summer drinks with friends. There are views across the communal garden and sea views across the Bay. Store shed. Outside tap and power points.

Address ‘St. Lukes Road South, Torquay, TQ2 5NZ’

Tenure ‘Freehold’

Council Tax Band ‘D’

EPC Rating ’71 | C’

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