



Asking Price Of £450,000

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

A stunning two-bedroom penthouse apartment situated in the highly sought-after area of St Marychurch, Torquay. Beautifully presented throughout, this exceptional home enjoys an abundance of natural light, enhanced by its elevated position and dual-aspect design. The property offers spacious and stylish accommodation, two generous double bedrooms, a contemporary kitchen/breakfast room, family bathroom and separate WC, complemented by a superb private wrap-around terrace. The terrace provides an excellent outdoor space to relax and entertain, whilst enjoying the sunny aspect and elevated outlooks. Further benefits include secure gated access, allocated undercover parking, lift access and landscaped communal gardens. Ideally located for the excellent amenities of St Marychurch, with shops, cafés, restaurants and Babbacombe Downs all within easy reach.



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.

LOUNGE/DINING ROOM A bright and generously proportioned dual-aspect reception room, enjoying an abundance of natural light and attractive elevated views. The room provides ample space for both comfortable seating and dining, with a contemporary finish creating a stylish yet welcoming environment. Glazed doors open directly onto the private terrace, creating a seamless connection between the living space and the extensive outside area. The lounge also benefits from air conditioning, providing year-round comfort.

KITCHEN/BREAKFAST ROOM

A beautifully appointed Howdens kitchen, fitted with a comprehensive range of contemporary wall and base units, complemented by luxurious Silestone worktops. A large breakfast bar provides the perfect informal dining space and creates a sociable heart to the room. The kitchen is exceptionally well equipped with a range of integrated AEG appliances, including a fridge/freezer, dishwasher, washer/dryer, wine cooler, five-ring hob, built-in double oven and microwave. Glazed doors open directly onto the private terrace, making this an ideal space for both everyday living and entertaining.

BATHROOM A beautifully appointed contemporary bathroom, featuring a separate bath and generous walk-in shower enclosure. The suite is complemented by a modern wash hand basin and WC, with a heated towel rail and illuminated mirror adding both style and practicality. Finished with attractive wall and floor tiling, this is a bright and luxurious space.

SEPARATE WC A compact and convenient cloakroom, fitted with a WC and wash hand basin.

BEDROOM ONE A great-size master bedroom with ample space for a super king-size bed and additional furniture. The room benefits from fitted wardrobes, air conditioning and glazed doors opening directly onto the private terrace, creating a wonderful connection with the outside space.

BEDROOM TWO A good-size double bedroom, enjoying plenty of natural light and a pleasant outlook. Fitted wardrobes provide excellent storage, with ample space for a double bed and additional furniture.

PRIVATE WRAP-AROUND TERRACE A superb private wrap-around terrace, enjoying a sunny south-westerly aspect and elevated outlooks. Generously proportioned, the terrace provides ample space for outdoor seating and dining, creating a wonderful extension of the living accommodation and an ideal space for relaxing or entertaining. The terrace is finished with low-maintenance artificial lawn and also benefits from a covered seating area, outside power and water, together with useful storage.

STORAGE Two useful storage cupboards, one housing the boiler and incorporating dedicated shoe storage, with the second providing additional storage space.

PARKING There is a secure gated entrance for added peace of mind, with an allocated undercover parking space benefiting from its own electric vehicle charging point.

ADDITIONAL INFORMATION- ACCESS: Level access with lift or stairs rising to the third(top) floor. **HEATING:** Gas Central Heating. **SERVICES:** Mains Electric, Gas, Water & Drainage. **LENGTH OF LEASE:** 999 years from 2020. **SERVICE CHARGE:** £794.47 for 6 months - 24 March to 23 September 2026. **GROUND RENT:** £125 per annum, subject to review. **PROFESSIONAL MANAGEMENT:** NMP Management Limited, Torquay. **LETTING:** Assured Periodic Tenancy (APT) permitted. **HOLIDAY LETTING:** Not permitted. **PETS:** Consent required. **CONSERVATION AREA:** St Marychurch. **COUNCIL TAX BAND:** 'D' (Torbay Council). Full charge payable for 2026/2027 is £2,456.99.

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

Tenure 'Leasehold'

Council Tax Band 'D'

EPC Rating '83 | B'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ