



## St Lukes Rd

Torquay,

**£145,000** Freehold

- CHARACTER MEWS HOUSE
- EXTENSIVE GARAGING
- PRIVATE TERRACE
- PORCH ENTRANCE
- LIVING ROOM WITH VAULTED CEILING
- KITCHEN
- BATHROOM
- MEZANNINE BEDROOM
- EAVES STORAGE
- EPC - F

'Beautifully bijou'. Set above the road with discrete gated approach, this CHARMING MEWS HOUSE features a generous PRIVATE TERRACE, open plan principal living space with mezzanine bedroom area and EXTENSIVE GARAGING beneath. The exceptional parking and terrace are particular attributes for a property of this style and location. A wonderful opportunity for an owner occupier or rental investor seeking something a little different!

Torquay's town centre, harbour and sea front are all within easy reach, providing a wide range of amenities and recreational activities. Local shops at Lucius Street are equally a short walk, whilst both the English Riviera Centre and TLH Leisure Resort are found within a mile distance providing exceptional facilities for health and wellbeing.

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# St Lukes Rd

Torquay, TQ2 5NX

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## **OWNERS' INSIGHT**

"Matlock Cottage is certainly unique! I have lived here now for twelve years, and there is so much I will miss. The garaging is perfect for anyone seeking plenty of parking, workshop space or storage. If anyone has a boat or enjoys water sports, they have ample storage for everything needed and just a few minutes from the marina or beach.

The property itself is compact, but perfectly comfortable. In the warmer months I use the terrace as an extension to the living space and is particularly lovely in an evening with the sun setting. I am only moving for a change in lifestyle to Cornwall, but will be leaving Matlock Cottage with a heavy heart."

## **STEP INSIDE**

Double glazed sliding entrance door opening to the ENTRANCE PORCH with tiled floor, provisions for washing machine and tumble dryer. Further double glazed sliding patio doors open to the CHARACTER PRINCIPAL LIVNG SPACE with double height gabled ceiling and exposed timbers. Double glazed window and two German Fisher electric heaters. Two cupboards, one housing the electric meter and fuse

board. Double doors open to the KITCHEN, fitted with modern white units and work tops in a wood effect with inset sink unit. Fitted electric oven with electric hob over, provisions for fridge/freezer. Ceiling downlighters and extractor fan. The BATHROOM is fitted with a white suite of panelled bath with electric shower over, wash hand basin and WC. Part tiled walls, ladder style heated towel rail, Fisher electric heater and obscure double glazed window. From the principal room a staircase rises to the MEZZANINE BEDROOM AREA with double glazed Velux rooflight, character sloping ceiling with exposed beams, fitted wardrobe and storage cupboards. Further access to generous eaves storage.

## **STEP OUTSIDE**

Matlock Cottage benefits from a PRIVATE TERRACE, mainly laid to deck with chrome and glass balustrading. A particular feature is the EXTENSIVE GARAGING with sliding door and has a separate electric meter and fuse board with sink, water and power provisions. There is also an inspection pit.







### **OUR AREA**

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

### **TORQUAY IS WELL CONNECTED**

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

The Old Town Hall  
Manor Road  
St Marychurch,  
Torquay TQ1 3JS

## SALES

01803 328899  
property@johnlake.co.uk

## LETTINGS

01803 328811  
office@johnlakelettings.co.uk



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**IMPORTANT** John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

