



**JOHN COUCH**  
THE ESTATE AGENT

2 Princes Point Park Hill Road  
Torquay Devon  
**£595,000 Freehold**





# 2 Princes Point Park Hill Road Torquay Devon TQ1 2DA

## £595,000



With panoramic sea and coastal views looking across Tor Bay, the property forms part of a small select gated development offering a secure environment

Entrance porch ■ Entrance hall ■ Cloakroom ■ Kitchen/breakfast room ■ Terrace  
First floor ■ Sitting room ■ Balcony ■ Dining room ■ Second floor ■ 2 bedrooms ■ 2 en-suites  
Third floor ■ 2 bedrooms ■ Bathroom  
Single garage ■ Privately owned parking space ■ Grounds for the residents enjoyment

### FOR SALE FREEHOLD

With panoramic sea and coastal views looking across Tor Bay to the south and west, the property forms part of a small select gated development of eight similar homes offering a secure and pleasant environment, with woodland gardens to the rear for the residents enjoyment.

The accommodation is arranged over four floors, the principal rooms to the seaward side taking in the marine aspect. For al-fresco relaxation and enjoyment of the views the kitchen/breakfast room opens to a terrace, the ground floor also giving access to the integral garage. A dumb waiter in the entrance hall rises to the first floor where the dining room looks to the rear, the sitting room opening to a small sea facing balcony. Stairs rise to the third floor, the principal bedroom is fitted with a range of built in wardrobes and has an en-suite shower room, the guest bedrooms to the rear also en-suite.

To the top floor, bedrooms three and four share a family bathroom, bedroom four currently used as a home office.

In addition to the garage there is a privately owned parking space. The communal gardens to the rear have been created with pathways winding through the trees, descending to a lawn.

From its location in Parkhill Road, the property is situated within just minutes of the harbourside, the Marina and the town, for access to Daddyhole Plain, the South Devon Coastal footpath and Meadfoot Beach. Wellwood, with its caring community and village style ambience is reached by means of a short car journey.

With clean beaches, a stunning coastline and sheltered sailing waters, Torquay offers a pleasant environment for enjoyment of seaside living.

It has beautiful parks and gardens, diverse opportunity for shopping and an ever improving dining culture, excellent health care and schooling.

Communication links include a direct rail service to London Paddington linking with the inter-city network at Newton Abbot, together with the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Covered **ENTRANCE PORCH** Metal six panel security front door into **ENTRANCE HALL** Mat well. Cloaks cupboard. Coved ceiling. Radiator. Wood effect laminate flooring. Electrically operated dumb waiter. Door to garage.

VIEWING BY APPOINTMENT ONLY



**CLOAKROOM** Close coupled WC, pedestal wash basin, tiled splashback, mirror over. Extractor fan. Radiator. Wood effect laminate flooring.

**KITCHEN/BREAKFAST ROOM** uPVC sealed unit double glazed sliding door, side panel, opening to the decked terrace taking in panoramic views over the surrounding area across Tor Bay towards Berry Head, Brixham and the surrounding coastline. Work tops to three sides, units beneath and over, tiled surrounds, two bottle racks, display area with two spotlights, cupboard beneath, cupboards to the side. Five ring gas hob, stainless steel extractor hood over with illumination, built-in split level stainless steel electric double oven, microwave over. Integrated fridge/freezer. Inset one and a half bowl single drainer stainless steel sink, mixer tap, integrated dishwasher and washer/dryer. Coved ceiling, inset ceiling lights. Wood effect laminate flooring.

**FIRST FLOOR ACCOMMODATION** From the entrance hall staircase rises to the first floor landing. Cupboard. Radiator.

**SITTING ROOM** uPVC sealed unit double glazed sliding door, side panels, opening to the **BALCONY** with views over the surrounding area towards Berry Head, Brixham, the surrounding coastline and sea. Stone fire surround, polished granite style inset and hearth, coal effect gas fire. Coved ceiling. Two radiators.

**DINING ROOM** uPVC sealed unit double glazed doors opening to the rear Juliette balcony. Coved ceiling. Radiator.

**SECOND FLOOR ACCOMMODATION** From the first floor landing staircase rises to the second floor. Linen cupboard housing the sealed Santon Premier hot water cylinder, shelves. Radiator.

**BEDROOM (1)** Two uPVC sealed unit sash style windows with views over the surrounding area looking across Tor Bay towards Berry Head, Brixham, the surrounding coastline and sea. Wardrobes to one wall with four mirrored sliding doors. Coved ceiling, inset ceiling lights. Radiator.

**EN-SUITE SHOWER ROOM** Part tiled walls. Fully tiled double width shower cubicle, plumbed shower unit, close coupled WC, vanity unit with wash basin, cupboards beneath, mirror over, glass fronted cosmetics cupboard with spotlight over. Towel rail/radiator.

**BEDROOM (2)** Two uPVC sealed unit sash style windows. Two double and one single wardrobes. Radiator. Coved ceiling. **EN-SUITE SHOWER ROOM** Part tiled walls. Fully tiled corner shower cubicle, sliding doors, plumbed shower unit, pedestal wash basin, glass fronted cosmetics cupboard with spotlight over, close coupled WC. Wall mounted towel rail/radiator. Inset spotlights.

**THIRD FLOOR ACCOMMODATION** From the second floor landing staircase rises to the third floor landing. Cupboard. Coved ceiling. Access to loft with ladder. Radiator.

**BATHROOM** Half tiled walls. Panelled bath, handles, mixer tap/shower attachment, pedestal wash basin, mirror, spotlight/shaver socket, close coupled WC, fully tiled shower cubicle with glass folding door, plumbed shower unit, wall mounted towel rail/radiator. Inset ceiling lights. Extractor fan.

**BEDROOM (3)** uPVC sealed unit double glazed window with views over the surrounding area looking across Tor Bay to Brixham, Berry Head, the surrounding coastline and sea. One double and one single built-in wardrobes. Two radiators.

**BEDROOM (4)** uPVC sealed unit double glazed window to the rear. Fitted desk to two sides, drawers and cupboards over, shelves. Coved ceiling. Two radiators.

**OUTSIDE** Integral **SINGLE GARAGE** automated up and over door, wall mounted gas fired central heating boiler, plumbing for sink unit and washing machine. Door to store room with space for tumble dryer and plumbing for washing machine. Privately owned parking space. Grounds for the residents enjoyment.

**NOTE** The property has an OnQ Cabling system distributing television, satellite, video, telephone, data and audio services to most rooms in the house.

**CURRENT MAINTENANCE** £900 per annum for the upkeep of the gardens, lighting, gates and communal grounds.

**SERVICES** Mains water, electricity, gas and drainage are all connected, subject to the necessary authorities and regulations.

**CURRENT PROPERTY TAX BAND F** (Payable 2021/2022 2842.03)

**VIEWING** By appointment with the Vendors Agents

















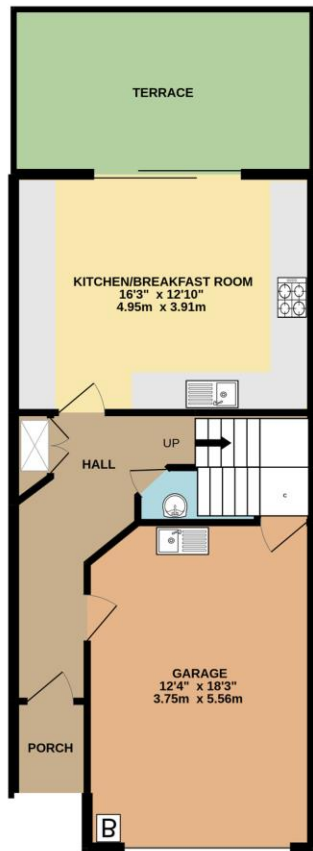




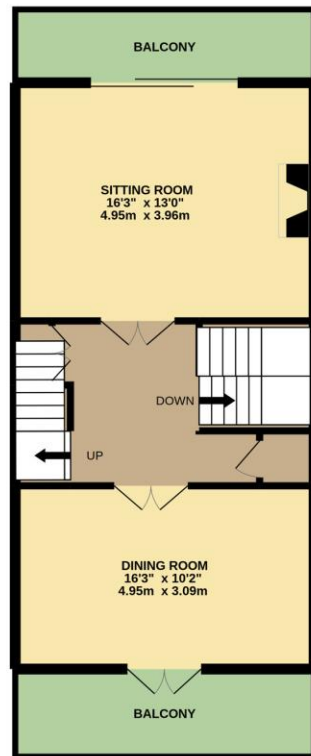




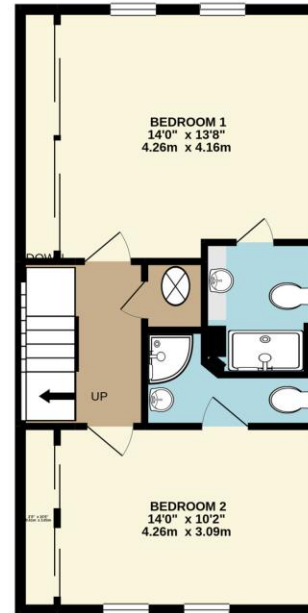
GROUND FLOOR  
585 sq.ft. (54.4 sq.m.) approx.



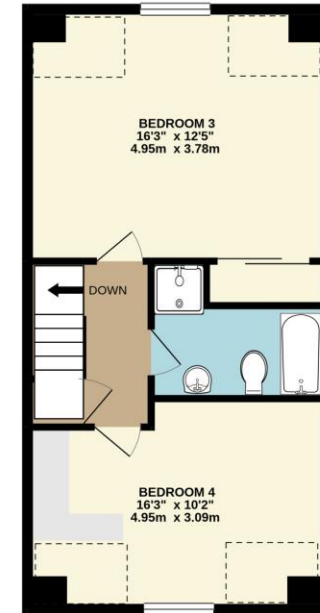
1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.

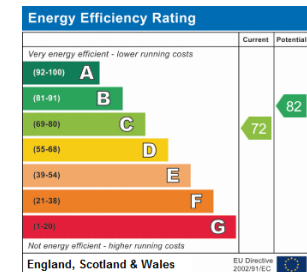


3RD FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 2147 sq.ft. (199.5 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 - We 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 effect your decision to buy, please contact us before viewing the property.