



The Garden Apartment 3 Kilburn Hall
Torwood Gardens Road Torquay Devon

£395,000 Leasehold

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THE ESTATE AGENT



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A stylishly presented two bedroom garden apartment in an historic villa with private courtyard gardens, parking, external storage rooms and communal gardens, close the harbourside, Marina and local amenities

Kitchen/dining room ■ Sitting room
2 bedrooms ■ Dressing area ■ En-suite ■ Bathroom
2 store rooms ■ Garden ■ Allocated parking space

FOR SALE LEASEHOLD

Built as a private home during the Victorian era Kilburn Hall was latterly a popular hotel before being converted approximately twenty years ago into just twelve residential apartments. Number three is conveniently located to the rear where it enjoys private courtyard style gardens and park views. This immaculately presented apartment offers spacious accommodation with elegant architectural touches, enhanced by a soothing palette of colours, perfect for those seeking a relaxed, low-maintenance lifestyle.

LOCATION

Kilburn Hall is located in a quiet road adjacent to one of the first public parks laid out in Torquay during the Victorian era.

Torwood gardens were originally leased to the inhabitants of the neighbourhood by annual subscription but now provide a quiet oasis a short distance from the bustle of the harbourside. Within easy walking distance is the marina and sea front where there are many restaurants and cafes lining the harbourside and the facilities of the town are close at hand. Local amenities include a convenience store, pharmacy, GP and dental surgeries and good bus services on nearby Babbacombe Road.

INTERIOR

Accessed directly from the parking area a gate opens to the private garden and a pathway flows around the house to a large sun terrace where the front door opens directly into the kitchen.

The kitchen provides a warm welcome to the home and the use of period style cabinetry and tiling is a stylish acknowledgement of the Victorian era whilst the contrasting granite countertops and illuminated display shelving bring a contemporary feel. The room has been designed to accommodate a good sized dining table and chairs and there is excellent natural illumination with views and access to the sun terrace. The kitchen benefits from under floor heating.

The sitting room opens from the kitchen and is a dual aspect room that is flooded with natural daylight and has French doors opening to the south-west facing courtyard making this a calm relaxing space perfect for enjoyment of garden views.

VIEWING BY APPOINTMENT ONLY

The principal bedroom is fitted with a good range of wardrobes and storage with a vanity/dressing area opening to the contemporary en-suite bathroom where there is a double-width walk in shower and once again the clever use of period style tiling echoes the history of the building. Bedroom two is also a double bedroom that has built-in wardrobes and storage and views across the terrace to Torwood Gardens beyond. Completing the internal accommodation is a family bathroom and an excellent hallway storage cupboard.

OUTSIDE

To the rear of the entrance courtyard is an outbuilding with power and water providing excellent full-head height additional space that might be used as a home office or gym but currently provides excellent storage space and is home to the boiler.

The apartment is enclosed by tranquil and private outside space with terraces and a small area of lawn, all of which enjoy a good deal of available sunshine throughout the day and places for relaxation, entertaining and al-fresco dining. Bordering the gardens to the south west is a small communal garden for the exclusive use of the residents and adjacent to this shared space is Torwood Gardens with lush plantings and many palm trees creating a verdant backdrop.

From Torwood Gardens Road a driveway leads around Kilburn Hall to a parking area at the rear where each apartment has an allocated parking space and there is gated access into Torwood Gardens.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the Marina and a range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The airport at Exeter and ferry port at Plymouth provide gateways to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators, with underfloor heating to the kitchen.

CURRENT PROPERTY TAX BAND D -
£2232.85 (Payable 2023/2024)

MOBILE PHONE COVERAGE 02, EE, Three, and Vodafone (Estimated Ofcom data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom data)

CURRENT MAINTENANCE/LEASE TERMS
£777 per annum. 999 year lease from 1/01/2002, lease expiry date 01/01/3001, 977 years remaining. Owners own a share of the freehold.

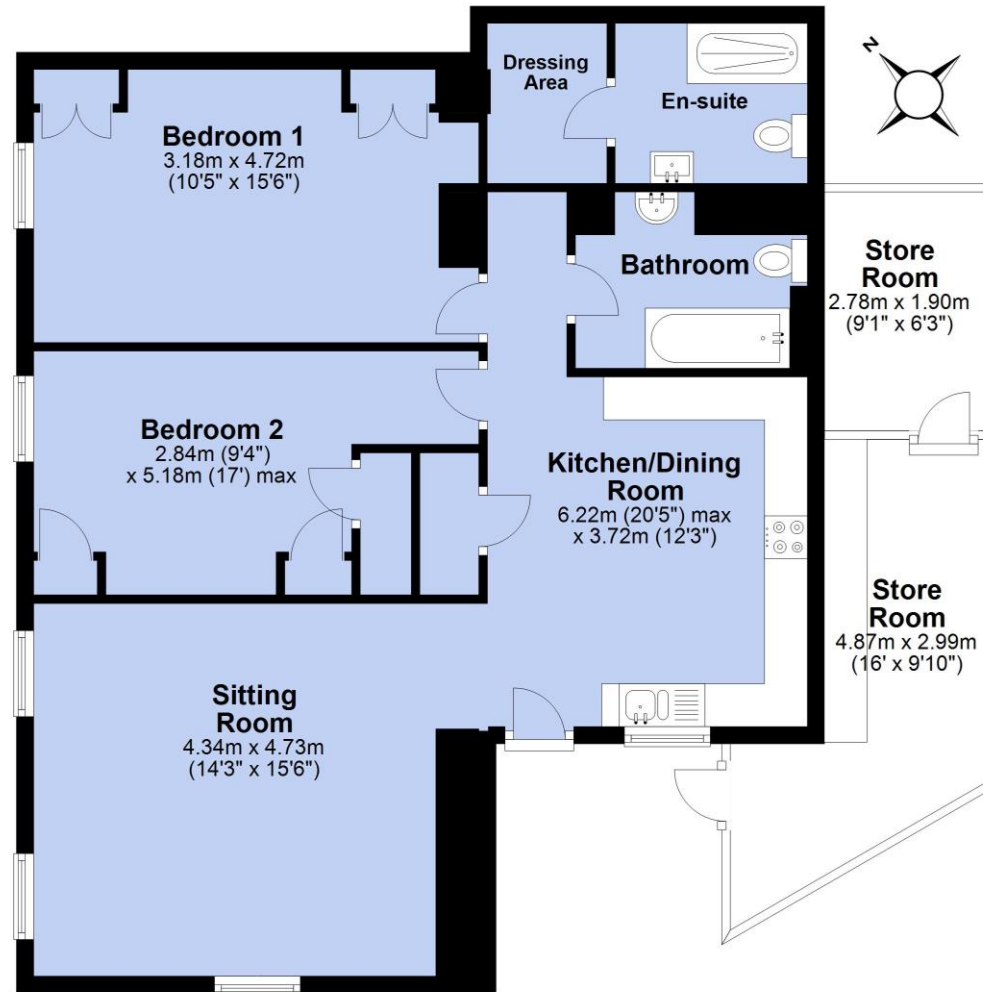
Well behaved pets are allowed with the consent of the Management Company.





Ground Floor

Approx. 85.9 sq. metres (924.7 sq. feet)



Total area: approx. 85.9 sq. metres (924.7 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
Not energy efficient - higher running costs	
72	74

England, Scotland & Wales

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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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 affect your decision to buy, please contact us before viewing the property.