



Coach House, Villa Rosa, Torquay, TQ2 5NZ

Asking Price Of £449,500

Situated within the exclusive complex of Villa Rosa on St. Lukes Road South is charming three bedroom semi detached freehold house. With Torquay seafront only a short walk away and the town centre not to far away, this property is able to its quiet tucked away location whilst still within a touching distance of local transport links and amenities. The beautifully presented accommodation is split over two floors with the ground floor comprising a wonderful contemporary style, open plan living space with a large lounge / diner area and a spacious modern kitchen. There is also a downstairs WC and storage under the staircase. On the first floor are three good size bedrooms (with the master bedroom accompanied by an en suite) and the family bathroom. This attractive coach house has the benefit of three off road parking spaces along with a private rear garden. The property also enjoys stunning views over Torre Abbey sands and has access to the Villa Rosa communal gardens.

- SEMI DETACHED FREEHOLD HOUSE
- THREE BEDROOMD
- GATED RESIDENTS
- PRIVATE GARDEN
- OFF ROAD PARKING
- IMMACULATEDLY PRESENTED

Entrance porch.

A bright and welcoming porch entrance with a double glazed door to the front entrance and double glazed windows to either side aspects. Electric panel heater. Internal door leading into:-

Open plan lounge / diner. 7.74 x 5.25 max

A well presented, spacious living space with a cosy, homely feeling. Stylish and characterful built in electric fire along with built in shelving to the side with space and connections for a TV. A bright and airy dual aspect configuration with two double glazed windows to the front aspect along with double glazed patio doors leading out into the rear private garden enjoying a wonderful sea view of Torquay beach. There is ample space for a full complement sofa's and chairs along with other lounge furniture. The lounge area then flows into a great dining area with ample space for a good size family dining table. There are carpeted stairs leading to the first floor. Two radiators one of which is a stylish vertical radiator saving space. Door to inner hallway and door to porch entrance. Wood effect hard floor and fitted ceiling down lights throughout the open plan lounge and dining area. Opening to:-

Kitchen area. 4.54 x 4.44 max

Fitted with a modern math range of wall and floor mounted units comprising cupboards and drawers. Rolled edge matching work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Built in electric double oven and built in electric hob with fitted cooker hood above. Integrated fridge, dishwasher and freezer. Space and plumbing for a washing machine and tumble dryer. Cupboard housing the gas combination boiler. Stylish end of counter breakfast bar. Double glazed window to the front aspect. Tiled flooring and fitted ceiling down lights.

Inner hallway.

Wood effect hard flooring. Access to storage cupboard under the stairs with light and power. Door to:-

Downstairs WC.

Fitted with a two piece white suite comprising a pedestal hand wash and a push button WC with hidden built in system and a shelved matching storage cupboard above. Extractor and radiator. Tiled flooring.

First floor landing.

Carpeted flooring. Roof light drawing in a great balance of natural light. Built airing cupboard with shelved storage space. Doors to:-

Bedroom 1. 4.55 x 3.72 (max - to front of built in wardrobes)

A bright dual aspect bedroom with a double glazed window to the front aspect and a frosted double glazed window to the rear aspect. Stylish fitted wardrobes providing shelved and hanging storage space. Radiator. Carpeted flooring. Door to:-

En suite.

Fitted with a modern, matching three piece white suite comprising a pedestal hand wash basin, push button WC with hidden built in system and a fully tiled shower unit with mains shower above. Extremely and tiled flooring.

Bedroom 2. 3.37 x 3.13 max

Another beautifully presented dual aspect double bedroom with a double glazed to the front aspect and a double glazed window to the side aspect enjoying a stunning view from if Torquay beach and Livermead. TV point and radiator. Carpeted flooring.

Bedroom 3. 2.58 x 2.34 max

A versatile double bedroom currently arranged as a home office. Double glazed window to the side aspect enjoying a superb view of Livermead and the seafront. Built in wardrobe providing handy hanging storage space. Radiator. Carpeted flooring.

Bathroom.

A well presented modern, matching three piece white suite comprising a built hand wash basin with mixer tap and storage cupboard below along with the built in push button WC with hidden system. Stylish panel fronted bath with mains shower above and tiled walls. From double glazed window to the front aspect. Chrome heated towel radiator. Extractor. Tiled flooring.

Outside.

To the front of the property is off road parking for three cars. At present the third parking space is used as a front patio seating area. To the side of the property is an immaculate, level private garden with a great sized paved sun patio enjoying superb views over Torquay beach and the surrounding landscape. The sun patio leads onto an area of artificial lawn which leads to another paved sun patio. The well cared for garden has beautiful planted borders along with many areas for planted pots. Within the garden is a wooden storage shed and an access gate to the front aspect. Following on from the properties own private garden is a turfed area and steps leading down into the complex communal gardens which the property also has the use and benefit of. The communal gardens are comprised of a lovely lawn area and mature planted boarders again enjoying amazing views of Torquay and the seafront. The property also has outdoor sockets at the front and rear.

Address

Coach House, Villa Rosa, St. Lukes Road, Torquay, TQ2 5NZ

Tenure

FREEHOLD

Council Tax Band

D

Contact Details

26 Hyde Road
Paignton
Torbay
TQ4 5BY

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.