



St. Lukes Road South | Torquay | TQ2 5NZ

Guide Price Of £475,000

Taylor's are delighted to be offering this stunning three-bed semi-detached "Coach House" style property which has recently been redecorated and refurbished with modern fittings. Entering this charming property via the front porch you are welcomed by a sizeable open-plan lounge, kitchen and diner offering a versatile layout with a beautifully appointed kitchen with a range of quality built-in appliances, spacious dining area and an equally generous lounge with media wall and French doors leading out to the private garden and enjoying sea views across Torre Abbey Sands. There is also a downstairs cloakroom. Upstairs are three good-sized bedrooms, two of which have delightful sea views, and the master has large fitted wardrobes and an ensuite shower room. Outside is gated parking for three cars, plus a lovely private garden courtyard overlooking the grounds of the Villa Rosa and across to the sea. This property must be viewed to appreciate the excellent presentation and quality finish throughout.

- COACH HOUSE STYLE PROPERTY
- SEA VIEWS
- BEAUTIFULLY PRESENTED
- TUCKED AWAY LOCATION
- GARDEN
- PARKING





## Porch

A traditional porch entrance with double-glazed front door and windows to front and both sides. Electric panel heater. Door to inside.

## Kitchen/Diner/Lounge - 7.7m x 5.2m (25'3" x 17'0")

A stunning room, well laid out with a beautifully refurbished kitchen. It includes a Bosch dishwasher and an inset one-and-a-half bowl stainless steel sink unit with mixer tap. It is fitted with a comprehensive range of wall and base units and a range of integrated appliances, including a Neff ceramic hob and stainless steel extractor fan over. Neff double oven and grill plus Bosch fridge-freezer. Glowworm gas boiler. Stylish wall tiling. Space for washing machine and tumble-dryer. Stylish counter/breakfast bar, with space for stools. Double-glazed window to the front. Ceramic tiled flooring and fitted ceiling downlights.

The dining area will easily accommodate a six-seater table plus sideboard, bookcase or similar.

The lounge area is also a good size with feature media wall and contemporary inset Onyx Avanti glass log-effect electric fire and illuminated glass shelving space. There are double-glazed French doors leading out to the garden and enjoying sea views across to the Grand Hotel and Torre Abbey Sands beach. Engineered oak flooring. Two radiators. Two TV and two phone points.

## Lobby/Downstairs WC

Access to understairs storage cupboard with light. White WC with concealed cistern and shelved storage cupboard above. Wash hand basin. Ceramic tiled flooring. Extractor and radiator.

## First Floor Landing

Carpeted flooring on stairs and first floor. Traditional glazed roof light. Airing cupboard with shelf storage space and Radiator.

## Bedroom 1 - 4.3m x 4.2m (14'1" x 13'9")

A bright dual-aspect bedroom with a double-glazed window to the front and a feature arched head frosted double-glazed window to the side. A well-proportioned double room with a quality range of built-in wardrobes. TV point. Radiator. Door to.

## Ensuite shower room

Fitted with a glazed and tiled mains shower cubicle. Ceramic WC and wash hand basin. Extractor fan. Anti-mist mirror. Ceramic tiled floor. Underfloor heating.

## Bedroom 2 - 3.3m x 3.1m (10'9" x 10'2")

Another double room with double aspect double-glazed windows with superb views of Torre Abbey Sands and Corbyn Head. TV point. Radiator.

## Bedroom 3 - 2.5m x 2.3m (8'2" x 7'6")

A generous single room or office, again enjoying similar views to bedroom 2. Built-in wardrobe. TV point. Radiator.

## Family Bathroom - 0m x 0m (0'0" x 0'0")

Fitted with a white suite comprising bath with Mira Sport electric shower over. Vanity unit with semi-recessed wash hand basin and WC with concealed cistern. Anti-mist mirror, underfloor heated tiled flooring, chrome ladder towel radiator. Extractor fan. Double glazed obscured window.



## Parking

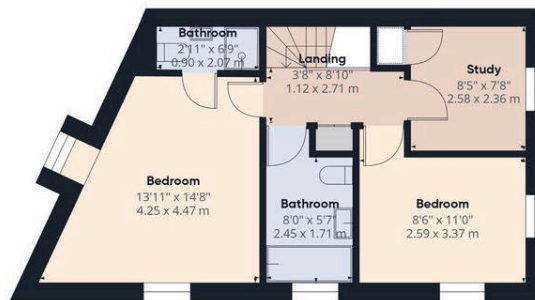
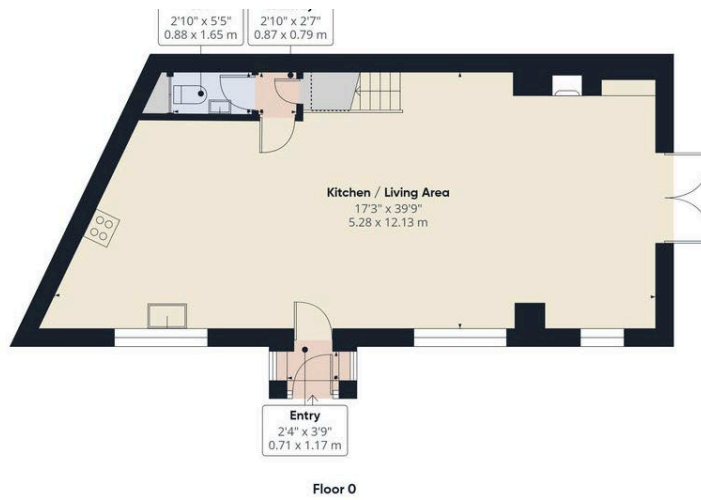
The property is accessed via electric gates and there is off-road parking for three cars.

## Outside/Garden

A private courtyard garden is beautifully finished with a patio, artificial grass and planted borders. This enjoys a sunny aspect and is perfect for summer drinks with friends. There are views across the communal garden and sea views across the Bay. Store shed. Outside tap and power points.







**Approximate total area<sup>(1)</sup>**

1072 ft<sup>2</sup>  
99.6 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Address

St. Lukes Road South, Torquay, TQ2 5NZ

## Tenure

Freehold

## Council Tax Band

D

## EPC Rating

C

## Contact Details

117 Union Street

Torquay

Torbay

TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[enquiries@taylorsestates.co.uk](mailto:enquiries@taylorsestates.co.uk)

01803 201904

**Please Scan  
The QR Code  
For Material  
Information**



**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.