



Connells

Livvy Dean Manor St. Margarets Road
Torquay

Livvy Dean Manor St. Margarets Road Torquay TQ1 4NW

for sale guide price
£295,000



Property Description

Guide Price **£300,000-£325,000** This immaculately presented, spacious 2 double bedroom apartment, is only a few years old forming part of a manor house, beautifully converted a few years ago by local builders, with a luxurious and quality finish, the apartment has lots to offer and is located in the desirable and sought after location of St Marychurch. The district of St Marychurch offers a range of facilities and amenities including churches, the pedestrianised shopping precinct in Fore Street, the open spaces of Petitor giving access to coastal walks and beaches. Bus services operate from St Marychurch to Torquay town centre. Together with its neighbouring districts of Babbacombe and Plainmoor, the area offers schools catering from infants to secondary school. It is also very close to public transport. The popular Babbacombe Downs with incredible sea views, beach and local pub/restaurants close by.

The property benefits from private secure gated parking with one allocated space.

Video/Intercom entry to carpark, pedestrian entrance and communal entrance. The property is a split level layout with 1 bedroom on the second floor and a few steps to the lounge which offers a unique design.

There is lift or stair access to the apartment on the first floor. Upon entering the hallway, there is a large storage cupboard, main bathroom and stairs rising to the second bedroom. The hallway has a few stairs to the lounge at the front of the property with a large bay window

Hallway

Entrance door. Large storage cupboard. Radiator. Stairs rise to the 2nd bedroom.

Kitchen/Diner

14' 3" x 9' 5" (4.34m x 2.87m)

An ideal space to cook and eat, this modern kitchen has a range of wall and base units with plenty of work surfaces, there is a one and a half bowl sink and drainer, built in 'Cape' appliances including a 5 ring gas hob

with extractor hood over, electric fan oven, microwave, fridge/freezer, washer/dryer and dishwasher. Spotlights and under cupboard lights are also included. 1 radiator. Two double glazed sash windows overlook the front

Lounge

14' 10" x 13' 4" (4.52m x 4.06m)

Large double glazed bay sash window to the front. This spacious room has high ceilings giving an extra feeling of space, two radiators, television point.

Bedroom 1

14' 2" x 9' 11" (4.32m x 3.02m)

This good sized double bedroom has double glazed sash window overlooking the rear. With 1 radiator & large understairs storage cupboard.

Television point. Double Plug/USB sockets. A few steps lead to the walk in wardrobe area with shelving space & En-suite bathroom.

Ensuite

7' 4" x 4' 11" (2.24m x 1.50m)

A three piece suite comprising a shower cubicle with rainfall power shower and additional shower attachment. Low level WC and wash hand basin with vanity unit. The room is fully tiled making it easy to keep clean with the added benefit of a heated towel rail and underfloor heating. Spotlights. Extractor fan. Two obscure double glazed sash windows to the rear.

Walk In Wardrobe

13' 9" x 3' 3" (4.19m x 0.99m)

Bathroom

8' 10" x 6' 7" (2.69m x 2.01m)

A four piece suite comprising a bath with mixer taps and shower attachment, large shower cubicle with rainfall power shower and a additional

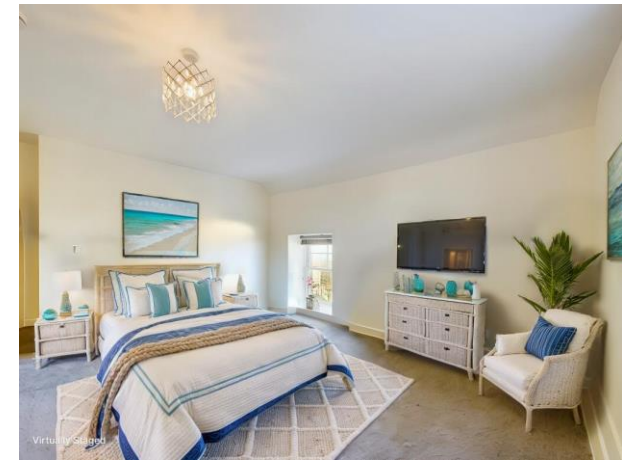
shower attachment, concealed WC and wash hand basin with vanity unit. Fully tiled for easy cleaning. Heated towel rail and underfloor heating. Spotlights and extractor fan.

Bedroom 2

14' 2" x 13' 5" (4.32m x 4.09m)

This double room has two double glazed sash windows to the rear and side giving plenty of light. Radiator.





To view this property please contact Connells on

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115 Union Street
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EPC Rating: C Council Tax
Band: C

Service Charge:
2005.56

Ground Rent:
125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY314412

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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