



THE COACH HOUSE, VILLA ROSA, ST LUKES ROAD SOUTH,  
TORQUAY, TQ2 5NZ



**A TASTEFULLY DECORATED COACH HOUSE SITUATED CLOSE TO TORQUAY SEA FRONT, WITH VIEWS ACROSS TO TORRE ABBEY SANDS & CORBYN HEAD**

Tucked away off St Lukes Road South in the beautiful grounds of Villa Rosa, this lovely semi-detached Freehold Coach House offers contemporary style accommodation with a welcoming ambience, and a living space totalling 1163 sq.ft (108.1 sq.m). **GROUND FLOOR** – Inner Hall, Cloakroom and 39’ open plan Living/Dining Room through to Kitchen featuring modern media wall, zone lighting and double doors opening to the garden terrace with views towards Torre Abbey Sands. **FIRST FLOOR** – 3 Bedrooms (Master with an En-suite Shower room) and a Bathroom. Outside, the home benefits from 3 parking spaces to the front, and to the rear, an attractive private garden terrace enjoying tranquil views across to Corbyn Head, with easy to maintain astro turf lawn, useful storage shed and patio. The property also has the use of communal gardens which are mainly lawned with established shrubs.

The Coach House is situated close to the sea front and promenade, where there are waterside restaurants to enjoy and a wide range of leisure activities such as watersports, tennis, bowls, and golf, as well as there being easy access to the scenic southwest coastal path. For commuting or trips further afield, Torquay Railway station is situated just off the sea front with local and national routes, including Exeter and London Paddington.

**VIEWING HIGHLY RECOMMENDED**

**The Accommodation Comprises:**

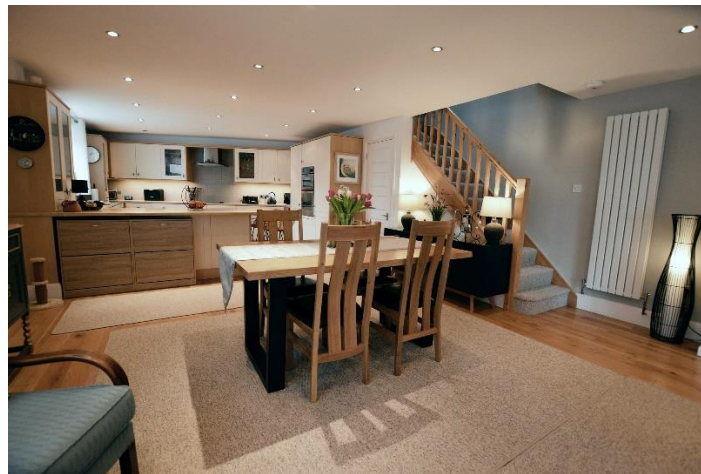
**GROUND FLOOR**

**ENTRANCE PORCH** UPVC door with inset pane. UPVC double glazed windows to either side. Radiator. Wooden five panelled door into:

**OPEN PLAN LIVING/DINING ROOM/KITCHEN 39'3" x 17'2" (12.0m x 5.2m)** A welcoming, open and spacious room enjoying direct access onto the garden and terrace, with views of Torre Abbey Sands and Corbyn Head.

Engineered oak flooring to the Living/Dining Room. Featuring a 'media wall' comprising of 2 x deep display shelves with back mirror and light, larger shelf providing space for a T.V. with T.V. aerial point and electrics. Adjacent modern, remote-control wall mounted electric fire suite. Inset spotlights. Stairs with wooden balustrade and spindles rising to the first-floor accommodation. Vertical radiator. Space for dining table and chairs. 2 UPVC double glazed windows to front. Radiator. UPVC French doors opening out onto the garden and terrace with superb views across to the beach at Torre Abbey Sands. Through to:

**KITCHEN** Wooden effect worktops with inset 1.5 stainless steel sink, drainer unit and range of Shaker style units beneath. Matching range eye-level units including display cupboards with glazed doors. Undercabinet lighting. The worktop extends to provide a breakfast bar with space for stools beneath. Bosch dishwasher, washing machine and tumble dryer. Fitted



Stoves double oven, electric hob with stainless steel extractor hood over. 2 x Fitted fridge/freezers. Part tiled walls. Inset spotlights. Ceramic tiled floor. UPVC double glazed window to front.

**INNER HALL** Understairs storage cupboard with power and light.

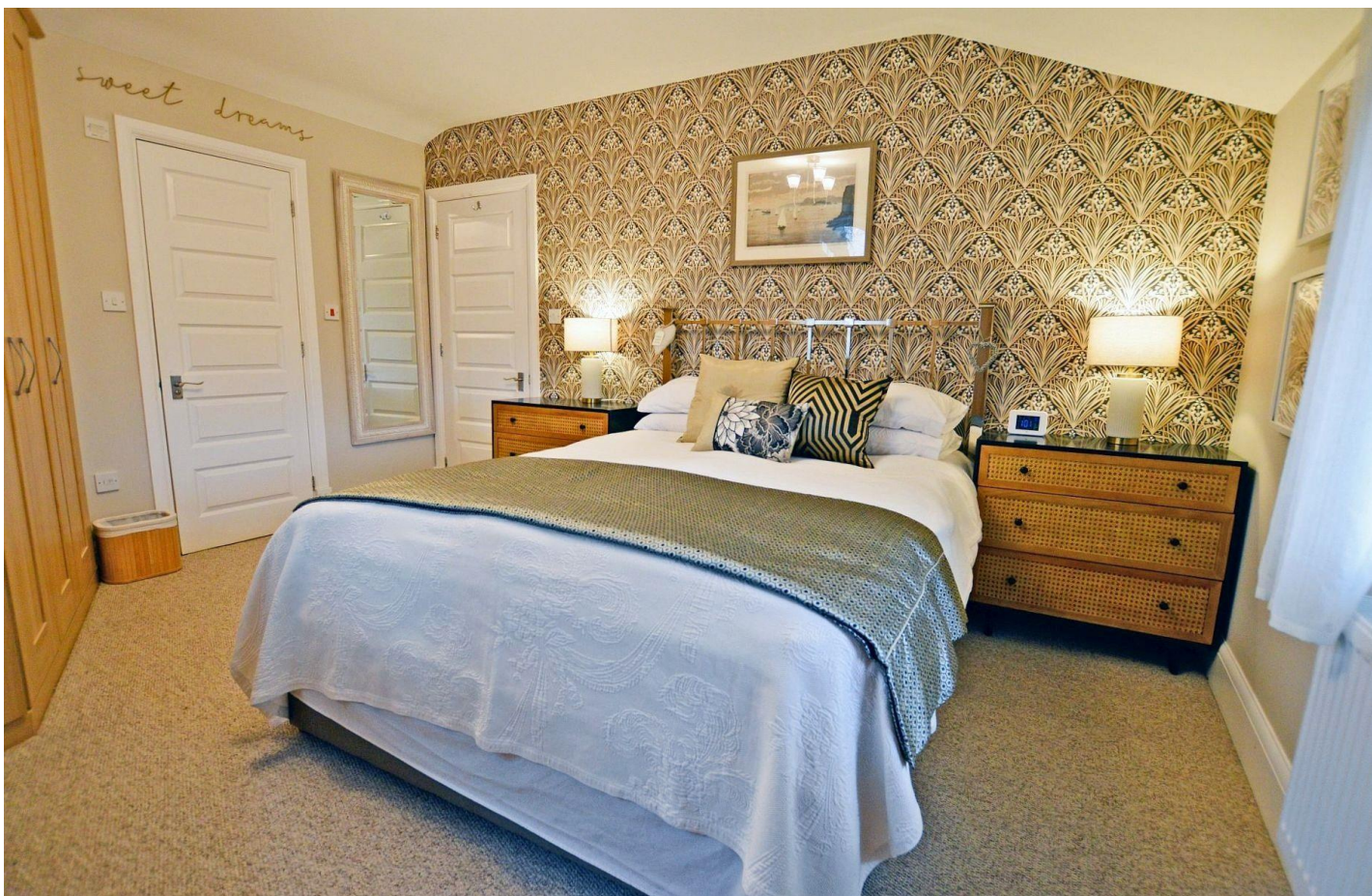
**CLOAKROOM** Back to wall W.C. Floor-to-ceiling wooden effect panel with concealed cupboard and shelves. Pedestal wash basin with tiled splashback. Inset spotlights. Extractor fan. Ceramic tiled floor. Radiator.

**FIRST FLOOR LANDING** Feature sky-light window. Built-in airing cupboard with radiator and slatted shelving over.

**MASTER BEDROOM 14' x 13'11" (4.3m x 4.2m) max** UPVC double glazed window to front. UPVC obscure glazed window with arched window above and deep sill. Range of built-in wardrobes providing ample storage. T.V. aerial point. Radiator. Door into:

**EN-SUITE SHOWER ROOM** Fully tiled shower cubicle with mains shower and glazed folding screen. Pedestal wash basin with tiled splashback. Wooden effect panel and back to wall W.C. Extractor fan. Ceramic tile floor. Heated mirror.

**BEDROOM 2 11' x 8'5" (3.4m x 2.6m)** UPVC double glazed window enjoying superb views to Torre Abbey Sands and Corbyn Head. UPVC double glazed window to front. Radiator. T.V. aerial point.

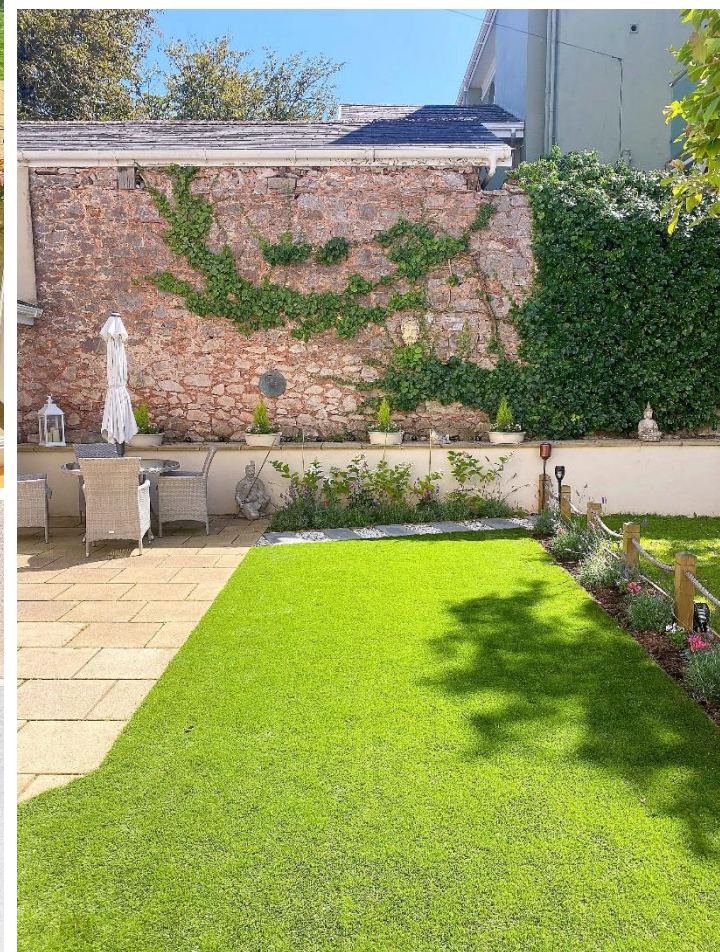


**BATHROOM** Comprising a 'P' shaped panelled bath with fully tiled surrounds, electric shower, and curved glazed screen. Wooden effect vanity unit with black marble effect worksurface and inset wash basin with cupboards and storage beneath. Adjacent back to wall W.C. Heated mirrors. Extractor fan. Heated towel rail. Ceramic tiled floor. Underfloor heating. UPVC obscure glazed window to front.

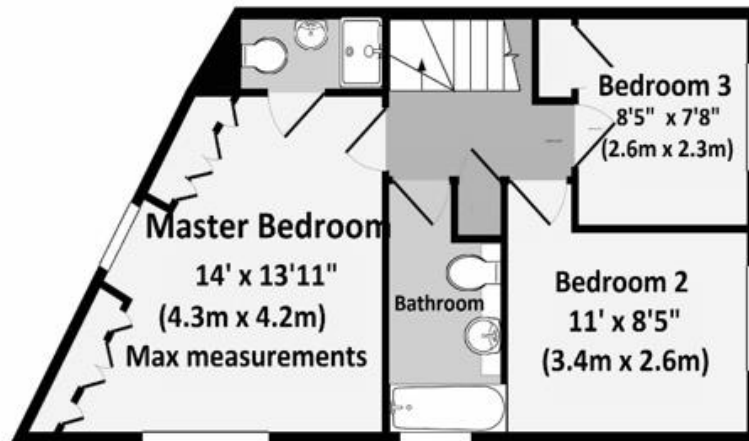
**BEDROOM 3 8'5" x 7'8" (2.6m x 2.3m)** UPVC double glazed window with a lovely outlook over the garden towards the beach at Torre Abbey Sands and Corbyn Head. Radiator. Worktop. Built-in cupboard with hanging and storage space. Hatch to loft space.

**OUTSIDE** The Coach House is approached via electric double opening gates to a **PARKING FORECOURT** with **PARKING** for approx. 3 vehicles. Water tap, meters, and exterior lighting. There is also space here for sitting out as the attractive natural stone wall affords privacy.

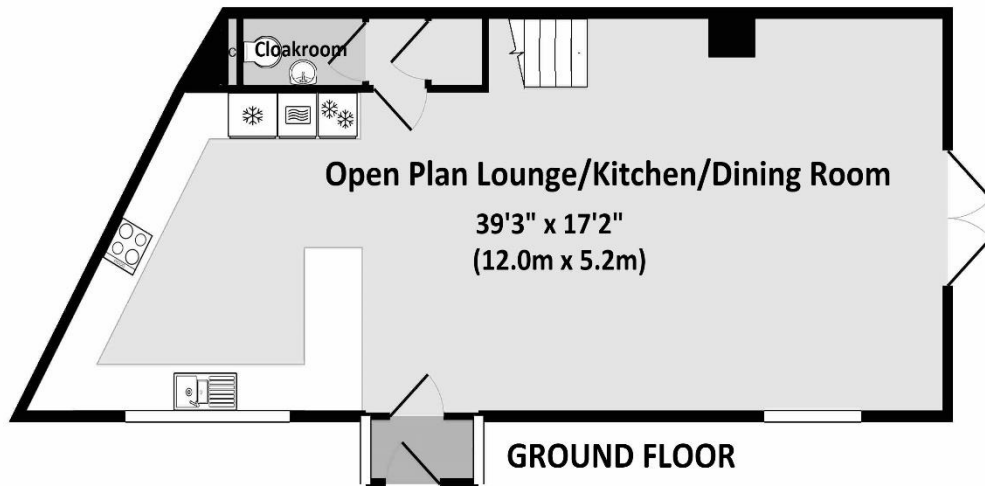
A wooden gate allows access to the rear, and a level **GARDEN TERRACE** with ample space for garden furniture to sit and appreciate the superb panorama over the communal gardens towards the beaches at Torre Abbey Sands and Corbyn Head. The terrace is flanked on one side by a low painted wall with tile top for the display of plants/pots or additional seating, and a natural stone wall behind offers privacy. Adjoining the terrace is a lawned garden and paved patio with space for seats. GARDEN SHED. Exterior light and power. There is a private access to the COMMUNAL GARDENS comprising extensive lawns with paths, hedging, trees, and established shrubs.



**TOTAL APPROX FLOOR AREA: - 1163 SQ. FT (108.1 SQ.M)**



**FIRST FLOOR**



**GROUND FLOOR**

**ADDITIONAL INFORMATION**

TENURE – Freehold  
 COUNCIL TAX – Band D

There is a yearly payment of £500.00 for the maintenance of grassed areas, driveway & external lights

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	