



3 PARK LANE, TORQUAY, TQ1 2AU

Pincombe's
estate agents



A UNIQUE 3 BEDROOM PROPERTY SITUATED CLOSE TO THE HARBOURSIDE WITH EASY ACCESS TO THE COAST – NO ONWARD CHAIN

We are delighted to offer the rare opportunity of purchasing an exclusive retreat tucked away just off the harbourside, offering plenty of character and a stunning roof terrace/garden. This terraced house would appeal to applicants searching for something a little different, a lock up and leave property or an investment. It's a 3-minute walk to The Strand and harbourside area, where a variety of shops and a large range of waterfront eateries are located including a Michelin Star restaurant, and the property is only a 10-minute stroll to Beacon Cove beach and access to the scenic Southwest Coastal path. For travelling and commuting, there are various bus services from The Strand to the surrounding areas of Torquay, and the railway station is approximately one mile away with regular services to Exeter, Manchester and London Paddington.

The property benefits from deceptively spacious accommodation totalling a living area of approximately 1243 sq ft. (115.5 sq. m) presented over 2 floors. There is a flowing open plan layout to the 3 x ground floor rooms, comprising of a 15' Kitchen, ample Dining Room with a feature natural stone-built fireplace and spacious Living Room with room width sliding doors leading out onto an enclosed decked terrace. On the first floor, the Landing boasts a large sky-light window and there are 3 Bedrooms (the Master with an En-suite shower room) and a Bathroom. Outside space at ground floor level is divided between 2 garden areas, one is an enclosed decked terrace surrounded by whitewashed walls with a magnificent palm tree, surrounding borders and fishponds, and the other is a courtyard garden with spiral wrought iron staircase ascending to an appealing Roof top Garden/Terrace - This sizable area affords plentiful space for garden furniture and features raised borders planted with a selection of established leafy plants, bringing a Mediterranean ambience to this rooftop haven.

The Accommodation Comprises:

GROUND FLOOR

Wooden front door opening into:

OPEN PLAN LIVING/DINING ROOM & KITCHEN

KITCHEN 15'9" x 13'8" (4.80m x 4.16m) Wooden worktops to 3 sides with inset 1.5 bowl sink drainer unit and range of storage cupboards beneath. Open fronted corner display shelves. Space and plumbing for washing machine. Appliance space for tumble dryer, undercounter fridge and cooker with extractor hood over. Part tiled walls. Radiator. Tiled floor. Coved ceiling. Inset spotlights. UPVC double glazed window to front overlooking the garden. Through to:

DINING ROOM 15'10" x 14'5" (4.82m x 4.39m) Attractive feature stone built double ended fireplace with multi-fuel burner and chunky wooden mantels over. Large UPVC double glazed window to side. Coved ceiling. Built-in storage cupboard. Stairs rising to first floor accommodation. UPVC door opening to side and courtyard. Through to:

LIVING ROOM 15'5" x 12'2" (4.70m x 4.39m) Range of built-in cupboards. Radiator. UPVC double glazed sliding doors out onto the rear terrace.

FIRST FLOOR

LANDING Large skylight window. Display shelving. Coved ceiling.



MASTER BEDROOM 16' x 9'3" (4.87m x 2.82m) 2 x UPVC double glazed windows overlooking the rear terrace. Coved ceiling. Built-in cupboard housing the Baxi boiler, with shelving. Radiator. Door into:

EN-SUITE SHOWER ROOM Fully tiled cubicle with shower and glazed folding door. Pedestal wash basin. Low level W.C. Coved ceiling. Obscure glazed window to front.

BEDROOM 2 15'8" x 127" (4.77m x 3.83m) 2 x UPVC double glazed windows to front. Radiator. Coved ceiling.

BEDROOM 3 10'2" x 8'2" (3.10m x 2.49m) UPVC double glazed window to side. Coved ceiling.

BATHROOM Panelled bath with shower attachment and glazed folding screen to side. Pedestal wash basin. W.C. with integrated bidet. Tiled walls, one wall featuring a floor-to-ceiling mirror. Coved ceiling. Heated towel rail. Obscure glazed window.

OUTSIDE A private gate opens onto a wide pathway to the front of the property which allows ample space for the display of pots, along with a bin store area.

From the open plan Living/Dining room, sliding doors open out onto the enclosed **REAR DECKED TERRACE** which is presented on 2 levels with whitewashed walls, and comprising of 2 ponds, exterior lights and raised borders featuring a variety of Mediterranean style plants including established palms and yuccas.



The side courtyard is also accessed via the open plan Living/Dining Room and is enclosed with space for plants. An iron spiral staircase rises to the:

SPACIOUS DECKED ROOF TERRACE/GARDEN Enclosed by rails and posts. An ideal space for relaxing, with views out across the town and ample space for garden furniture. Raised borders featuring established leafy plants and shrubs. Inset floor lights.

There is no parking available at the property, but Meadfoot Road car park is situated a couple of minutes' walk away and is open 24 hours a day, 7 days a week – Parking permits for this car park can be purchased from Torbay Council.

ADDITIONAL INFORMATION

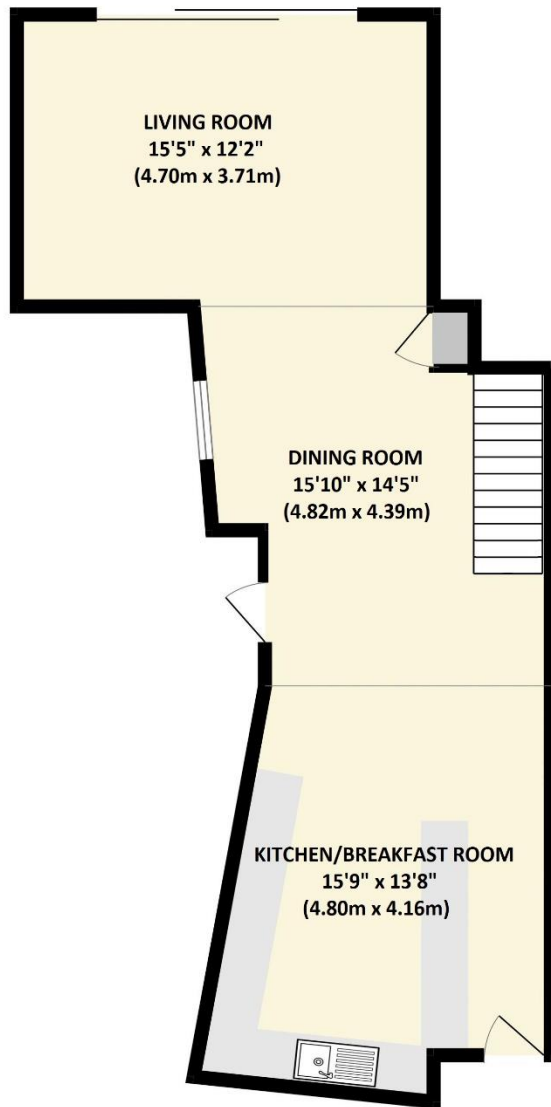
TENURE – Freehold

COUNCIL TAX – Band B

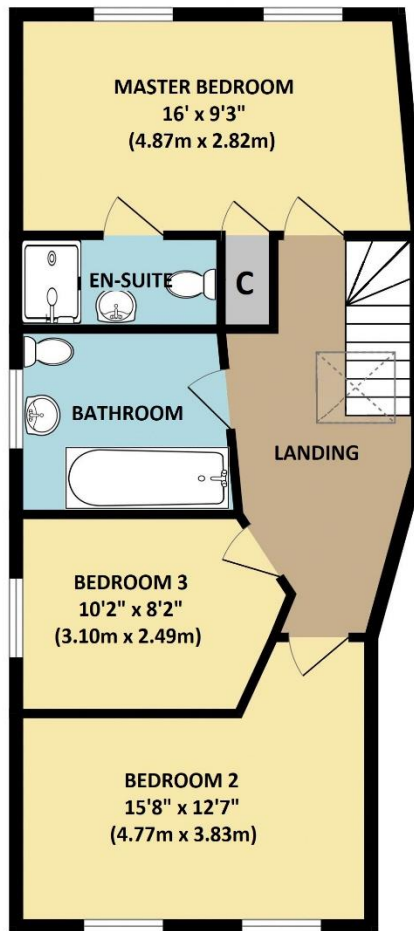
*****PLEASE NOTE, ACCESS TO THE PROPERTY IS ON FOOT VIA A PATHWAY PASSING THE 'HOLE IN THE WALL' PUBLIC HOUSE. THERE IS NO VEHICULAR ACCESS TO THE PROPERTY.***



GROUND FLOOR
637 sq.ft (59.2 sq.m) approx



FIRST FLOOR
606 sq.ft (56.3 sq.m) approx



TOTAL FLOOR AREA 1243 sq.ft (115.5 sq.n) approx

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 