



51 Mead Road, Torquay, TQ2 6TG

A newly renovated and beautifully positioned, five double bedroom detached home, located in Livermead. EPC Band: D. Pet by negotiation. Tenant Fees Apply.

Newton Abbot 8 Miles | Exeter 23 Miles | Totnes 10 Miles

• Five Double Bedrooms • Three Reception Rooms • Newly Renovated • Stunning Views Out to Sea and of Torquay Harbour • Gated Entrance • Pets By Negotiation (Terms Apply) • 12 Month Tenancy Initially • Deposit: £3,923.00 • Council Tax Band: G • Tenant Fees Apply

£3,400 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk

SITUATION

Torquay is one of three seaside towns that make up the sheltered Tor Bay, known for its warm climate, clear bathing waters, and fresh air. The local beaches create a golden arc around the bay, complemented by nearby shingle coves. Residents enjoy an exceptional quality of life, with access to excellent shopping, waterside restaurants, a theatre, and vibrant bars. The sheltered bay is famous for hosting internationally renowned water sports, while the marina offers superb mooring facilities for luxury yachts and motor cruisers. The area also boasts scenic coastal walks along South Devon's footpaths and nearby golf courses.

ACCOMMODATION

This newly renovated property is a stunning, contemporary family home of exceptional quality. Upon entering, you'll immediately notice the impressive scale and abundance of natural light. The house is thoughtfully designed to maximize breathtaking views of the sea and Torquay Harbour.

From the spacious entrance hallway, there is a double bedroom at the front of the property, along with a downstairs WC. A door leads to the open-plan kitchen, dining, and living area, featuring floor-to-ceiling sliding doors that flood the space with natural light and offer spectacular views of the sea, terrace, and landscaped garden. The ground floor also includes an additional living room, a playroom, and a utility room, providing ample space for socializing. The kitchen is equipped with an integrated fridge/freezer, dishwasher, integrated hob, and electric oven, and includes a breakfast bar perfect for family gatherings.

Upstairs, there are four additional double bedrooms, all finished to a high standard. One bedroom boasts a balcony with space to relax and enjoy the stunning views. Three of the bedrooms feature modern en-suite bathrooms, while one offers a mezzanine level for extra space.

OUTSIDE

A gated driveway with fob access leads to a spacious area with parking for approximately four cars. The rear garden has been carefully landscaped to make the most of the picturesque views and provides an excellent space for outdoor entertaining. Upon exiting the property, you'll find a decked area, followed by a two-tiered lawn. The garden is perfect for barbecues, al fresco dining, and offers ample outdoor space for children to play.

SERVICES

Mains electric, gas, water and drainage. Council Tax Band: G
Ofcom predicted broadband services - Ultrafast: Download 1000 Mbps, Upload 220 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

LETTING

The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and is available December. RENT: £3,400.00 pcm exclusive of all charges. Pets considered. DEPOSIT: £3,923.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

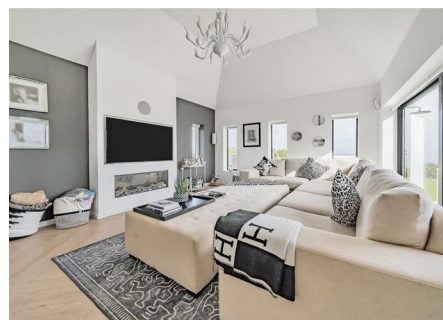
This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

RENTERS RIGHT BILL

Although a date for the implementation has yet to be announced, the forthcoming Renters Right Bill is set to introduce a range of important changes to how residential tenancies are conducted and managed. For further information and guidance, please contact the office or visit our website at stags.co.uk. Additional information is available on the official government website at www.gov.uk.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		