

Harbour Breeze



Harbour Breeze

Torquay, Devon, TQ1 2BB

Dartmouth 11 miles Exeter 23 miles Newton Abbot 8 miles

This two-bedroom apartment with a private terrace is finished to a high specification and is ideally located on Torquay's renowned Harbourside with views over to the Marina, perfect for a unique holiday home or a holiday rental business.

- Prime Harbourside Location
- Two Double Bedrooms
- Level Access to a Wealth of Amenities
- High Specification Modern Finish
- Ground Rent £1/pa
- Private Terrace with Views Over the Marina
- Secure Gated Entrance
- Successful Holiday Rental Business
- Leasehold: 999 years from 1985
- Business Rates Apply

Guide Price £259,500

SITUATION AND DESCRIPTION

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

Located just off the vibrant Torquay Harbourside is this well-presented two-bedroom apartment with a wide variety of shops, cafes, bars, waterside activities and restaurants right on the doorstep. The apartment comprises briefly of two double bedrooms with ensuites, open plan living room & diner, private terrace with views over Torquay Marina, and secure gated access from the Harbourside.



ACCOMMODATION

The front door opens to a well-appointed open plan living space, dining area, and U-shaped high-quality kitchen. A cloaks or utility cupboard is situated just beside the front door. The apartment has been neutrally decorated and contemporary throughout, creating appeal to a wide audience making it a perfect property to generate an income. The living benefits from natural light flooding through two windows facing the front of the property, with the kitchen located just behind this space. The kitchen is an open and social space with a window for ventilation and a breakfast bar built-in; the kitchen is finished to a high specification resulting in an easy to clean and low maintenance area. The kitchen comprises briefly of floor-and-wall-mounted grey gloss units, tiled breakfast bar, splashback matching the worktops, stainless steel sink and drainer inset, Bosch oven and induction hob with stainless steel extractor fan over, integrated fridge, Bosch dishwasher and Bosch washing machine. In the dining space there is room for at least a four-seater dining table. Both bedrooms benefit from built-in storage space and ensuite shower rooms with sliding doors to free-up more space, as well as having ample room for a double bed with bedside tables on either side. The bedrooms also have a door which inter-connects them. The ensuites have also been given a very contemporary style and both are fully-tiled throughout for ease of maintenance; they comprise of fully-tiled shower cubicle with inset shelving, chrome heated towel rail, stylish wash hand basin and lighted mirror on the wall above, and WC.

OUTSIDE

A passcode protected security gate opens to a metal staircase rising to this apartment on the second floor. A terrace sits to the front of the property with ample space for alfresco dining and a hot tub, with a raised-up flower bed border. Views of the Marina can be enjoyed from the Terrace, and the space is close enough to seafront cafes and restaurants so the atmosphere from the Harbour can be enjoyed from this private space.

TENURE

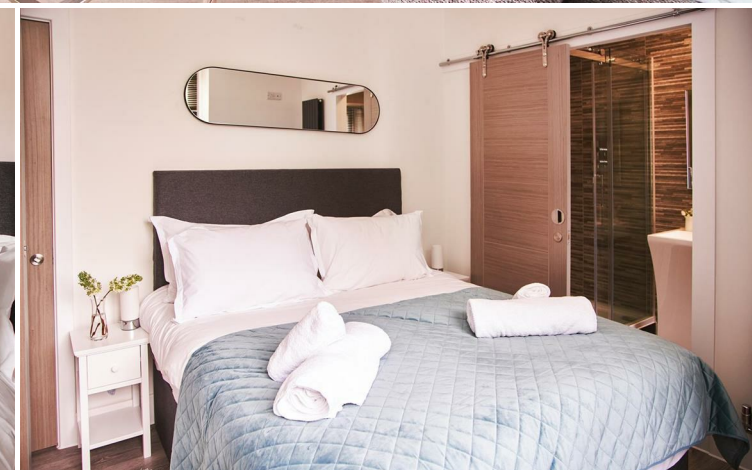
Leasehold, 999 years from 3rd May 1985. Ground rent is £1 per annum, service charge is £0. Pets and holiday letting are both permitted.

SERVICES

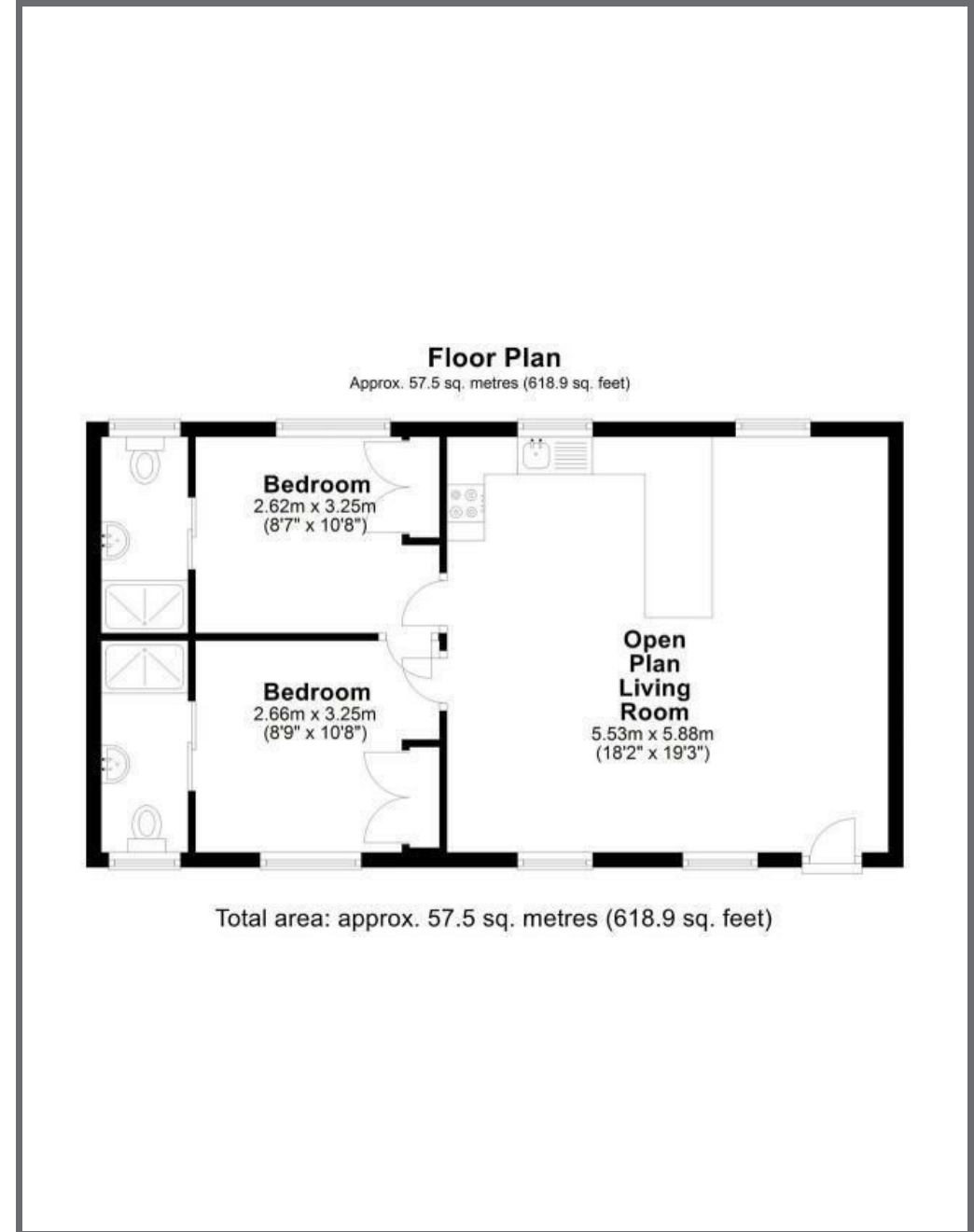
Mains water, drainage, gas and electricity. Gas central heating. Standard and Ultrafast broadband supplied by Openreach and Virgin Media available in the area. Mobile Networks available are EE, O2, Vodafone and Three.

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		78	78
EU Directive 2002/91/EC			

6 Vaughan Parade, Torquay, TQ2 5EG

torquay@stags.co.uk

01803 200160



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London