



The Moorings,



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Victoria Parade, 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 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 ensembles, living room, kitchen/breakfast room, private terrace with views over Torquay Marina, and secure gated access from the Harbourside.



ACCOMMODATION

The front door opens to an entrance hallway which divides the kitchen/breakfast room and the sitting room. To the right-hand side is a well-appointed sitting room with a front-facing window as well as a skylight allowing in natural light, ample space for large seating as well as a dining table, built-in display shelving, and a useful utility cupboard. The apartment has been neutrally decorated and contemporary throughout, creating appeal to a wide audience making it a perfect property to generate an income. Across the hall is the U-shaped kitchen with space for a breakfast table, finished to a high specification resulting in an easy to clean and low maintenance space. 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. Both bedrooms, situated at the other end of the hallway, benefit from built-in storage space and ensuite shower rooms as well as having ample room for a double bed with bedside tables on either side. The ensembles 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 first floor. A terrace sits to the front of the property with a tiled wall to the rear, glass balustrading around the border, and ample space for alfresco dining and a hot tub. 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.

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.



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. Purchasers 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.



Floor Plan
Approx. 78.5 sq. metres (844.7 sq. feet)

Total area: approx. 78.5 sq. metres (844.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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		

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