



2 Trinity House Mews

2 Trinity House Mews, Watcombe Beach Road, Torquay, Devon, TQ1 4SH



Newton Abbot 5 miles Shaldon 4 miles
Exeter 20 miles

A charming three bedroom mews house finished to an exceptional standard with private garden and two off road parking spaces, as well as communal garden access, set within the grounds of a thoughtfully restored 19th century home. **£11,100 worth of upgrades included comprising of quartz worktops, integrated kitchen appliances, high quality flooring, and turf in the rear garden.**

- Set Within a Gated and Secure Development
- Three Bedrooms
- Private Lawned Garden
- Electric Vehicle Charger
- Two Off-Road Parking Spaces
- High Quality Finish Throughout
- Access to Communal Gardens
- Freehold
- Estate Charge £939.87 per annum
- Council Tax Band C

Asking Price £315,000

SITUATION AND DESCRIPTION

Trinity House was originally built in the mid-19th Century and has been painstakingly restored while being redeveloped in order to retain its wonderful original features, including lavish coving and stain glass windows. At the heart of the estate is the dramatic views it enjoys over treetops and out to Lyme Bay. Residents benefit from electric gates and CCTV, off-road parking, communal gardens with sea views, bicycle store, and exceptionally high-quality finishes in both communal spaces and within each residence.

The development is uniquely well-positioned, within walking distance from Watcombe Beach, Watcombe Woods, and the South West Coastal Path, while still being close to local amenities and well-linked to transport. Watcombe has its own amenities, and the precinct of St Marychurch is located a short distance away providing pharmacy, local shops and pubs/restaurants. A well-regarded golf course, multiple local gyms, cinema and other entertainment options are within easy reach of the property. There are three train stations within 5 miles and a bus stop just 4 minutes walking distance, and supermarkets a short drive away.

ACCOMMODATION

A landscaped pathway leads to the front door of this mid-terrace mews house. At the front of this property is bedroom three which is a double bedroom which would also work well as a dining room or study. This room benefits from a charming bay window and a large storage space built in. A spacious downstairs WC doubles as a utility room with space for washer/dryer or alternatively a bath or shower to create a third bathroom in the property. The off-white floor and wall-mounted shaker style units create a contemporary yet classic space in the open plan kitchen and living room. The kitchen comprises of integrated dishwasher,

fridge/freezer, induction hob with stainless steel extractor over and oven underneath, stainless steel sink and ample storage space. This living space looks out to the garden and is connected with the outside space by bifold doors allowing for indoor outdoor living. Stairs rise to an open landing which lead to the two double bedrooms upstairs, the principal of which overlooks the garden and has a shower room ensuite. A family bathroom is also situated upstairs comprising of bath with shower over, wash hand basin, and WC.

OUTSIDE

Bifold doors lead from the kitchen/living space of the home to a private garden which has been freshly laid to lawn, with patio laid outside the living space to create a dining or entertaining space. Use of the communal gardens with dramatic sea views is also included. Two parking spaces are available to the front of the Mews.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard, Superfast and Ultrafast Broadband supplied by Openreach available in the area. Mobile Network available is Three.

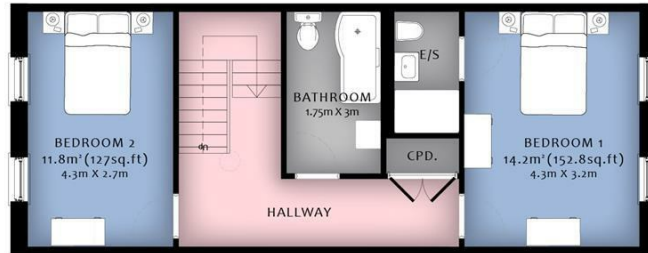
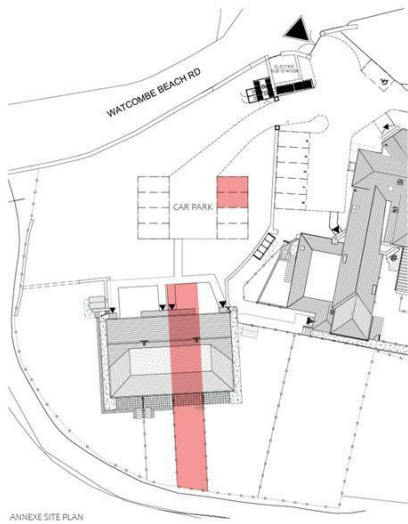
VIEWINGS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags Torquay office take the A379 towards and through Babbacombe and St Marychurch. Once you have passed two roundabouts, going straight on at both, you will see a bus stop on your left and the turning for Watcombe Beach Road is ahead on the right (signposted "To Watcombe Beach and Coast Walk to Labrador"). Trinity House is found opposite the public car park.





FIRST FLOOR



GROUND FLOOR
MEWS - UNIT 2 PLAN

TRINITY HOUSE
WATCOMBE • TORQUAY
period living with modern comforts

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.



| Energy Efficiency Rating | | Current | Potential |
|--------------------------|--|---------|-----------|
| (92-100) A | | | 89 |
| (81-91) B | | 78 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |

Net energy efficient - higher scoring coats

EU Directive 2002/91/EC

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