



3a Danby Heights Close



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Torquay, Devon, TQ1 2HR

Dartmouth 11 miles Exeter 23 miles Totnes 8 miles

A stylish duplex maisonette within the exclusive Danby Heights Close above the treetops, within easy reach of Meadfoot Beach, Wellswood Village, and Torquay Harbour.

- Two- or Three- Bedroom Maisonette
- Stunning Sea and Woodland Views
- Recently Refurbished Kitchen
- Lounge with Balcony Access
- Generous Principal Bedroom with Balcony
- Chic Design Throughout
- Allocated Parking Space
- Leasehold 999 Years From 1977
- Service Charge & Ground Rent £205/pa
- Council Tax Band D

Guide Price £415,000

SITUATION & DESCRIPTION

This stylish two or three-bedroom maisonette, built in 1977, is set above a lush woodland leading quickly down to Meadfoot Green and Meadfoot Beach. It's elevated position offers a peaceful setting with stunning views across the treetops and out to sea, all within a short walk to Wellswood village's shops, cafes, and restaurants, as well as an easy walk to Torquay's bustling harbourside. The flat-roofed property comprises briefly of two or three double bedrooms, an open plan living space, two bathrooms, allocated parking, and two covered Southerly facing balconies from which to enjoy the surrounding vistas in all weather.

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.



ACCOMMODATION

The privately-owned Danby Heights Close leads up and around to this chic property, redesigned and optimised for modern living by the current owner. Accessed via a communal entrance vestibule with useful utility cupboard, a private ground floor entrance then leads into the home. Seven steps lead up towards the living space while skylights flood the stairwell and hallway with natural light. The hallway provides a welcoming space with ample shoe and cloak storage by the front door, as well as a large storage space on the first floor of the property for pantry, linen, or utility storage. On the first floor a well-appointed kitchen and lounge area face towards the impressive views of the sea over the woodlands above Meadfoot Beach, allowing the views to be enjoyed while cooking, entertaining, and lounging. The kitchen comprises of green base and wall-mounted units - complimenting the natural beauty of the trees outside the window - integrated slimline dishwasher, space for freestanding fridge/freezer, white sink with drainer and stainless-steel tap over, induction hob, inset eye-level double oven and microwave, and a marble-effect worktop with overhang creating a breakfast bar with space for stools underneath. While the kitchen has elegant tile-effect flooring, the lounge space is neutrally carpeted creating two distinct spaces. The L-shaped lounge area provides ample space for sofa and coffee table facing the wonderful views, and a separate dining area around the corner if desired, in addition to the breakfast bar. A well-ventilated large utility room with low-maintenance flooring on the second floor provides a discreet space for laundry, drying out water sports equipment, extra white goods, and general storage - there is space for a washing machine in here under the worktops, cupboards for storage, an elevated wall-mounted storage rack, and a stainless steel two-bowl sink with inset drainer. Across the hallway from the reception room is a bright double room which lends itself perfectly to being a second reception room if desired, i.e. a snug, study, or equally would make a generous bedroom overlooking the quiet and landscaped private road. The stairs ascend next to the principal bedroom, a considerably sizeable double bedroom naturally lit by the patio doors which open to a covered balcony. In here there is ample space for a large bed, bedside tables, a sofa or chaise, and chest of drawers, all in addition to the built-in wardrobes with attractive green shutter doors. Bedroom two or three, dependant on your preference, is located on the top floor of this property and benefits from blue shutter doors on the built-in wardrobes to give the space a distinct identity, with space for double bed and further storage or dressing table if wanted. The property benefits from both a bathroom and a shower room, both with WC and wash hand basins.

OUTSIDE

From the lounge and the principal bedroom are covered south-facing balconies, accessible through sliding patio doors. Both of these spaces provide a sheltered area with ample space for table and chairs from which to enjoy the views and the sunshine, with wildlife and birdsong surrounding. An allocated parking space is available, along with three visitor parking spaces on the road.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Standard and Superfast broadband available. Network availability EE, O2, and Three.

TENURE

Leasehold 999 Years From 1977. Service Charge & Ground Rent £205/pa. Covenants exist on the lease in order to protect the aesthetic and community at Danby Heights Close, Register of Title available upon request. Pets allowed, holiday letting is prohibited.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From The Clock Tower by Torquay Harbour drive up Torwood Street and follow the A379 as it becomes Babbacombe Road. Turn right onto Lincombe Hill Road, straight over the junction onto Lincombe Drive. Follow Lincombe Drive for 0.6 miles and Danby Heights Close will be on your right hand side.



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.

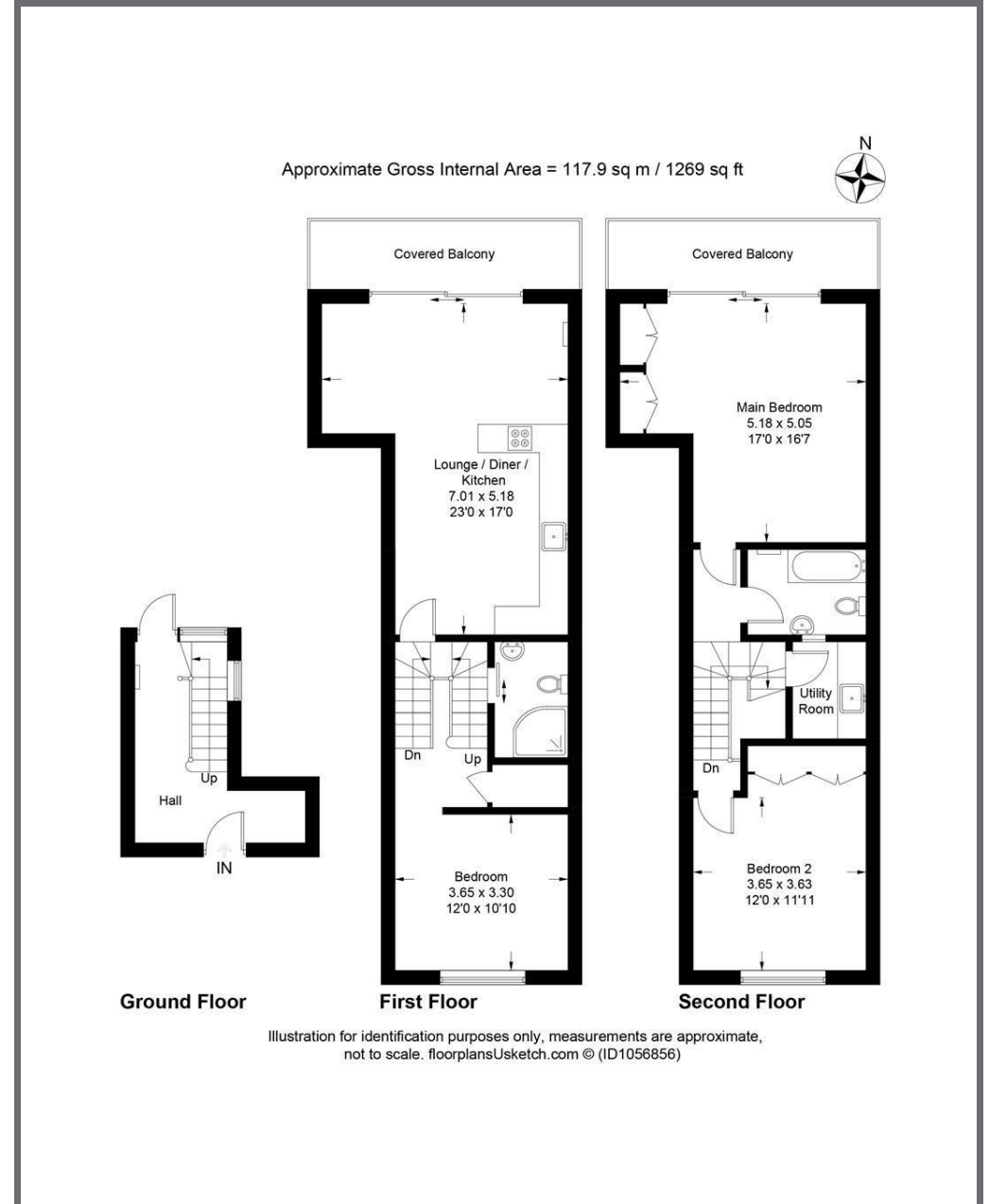


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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