



Flats A&B, Rayscroft



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Torquay, Devon, TQ2 6RG

Newton Abbot 7 miles Totnes 10 miles Exeter 21 miles
Plymouth 38 miles

Laid out as two spacious apartments with connecting internal door, this is a sunlit and characterful home with two single garages and large driveway, all within seconds of Livermead Sands.

- Semi-Detached 1930s Home
- Suited for Multi-Generational Living
- Level Garden with Lawns and Patio
- Freehold & Leasehold 999 Years from 1992
- No Fixed Service Charge
- Arranged as Two Generous Apartments
- Income Potential
- Two Single Garages & Large Driveway
- Ground Rent £25pa for GF Apartment
- Council Tax Band D Per Apartment

Guide Price £650,000

SITUATION & DESCRIPTION

This desirably located semi-detached home is ideally positioned moments from Livermead Sands and an almost level walk to Torquay Seafront, Torre Abbey Gardens, and the Harbourside and would make anyone an exceptional coastal home. The house is configured as two apartments; however, with its internal adjoining door the house could easily be reinstated as one, or alternatively the property would suit dual or extended family living. The house is set in a generous plot with excellent parking and garage space as well as a lawn to the front, and lawned gardens to the rear. The house also benefits from stunning sea views from the reception room on the top floor.

With its lively harbour, palm-lined promenade framing the international marina, and temperate year-round climate, Torquay is a stylish destination with a truly continental feel. A very short walk from the property are steps accessing Institute Beach, also nearby is Livermead Sands beach, a popular spot for water sports including sailing, kayaking, water-skiing and kite-surfing. A good range of educational facilities can be found in Torquay including the highly regarded Torquay Grammar Schools for boys and girls. A short level walk from the property is Torquay train station with links to London Paddington via Newton Abbot. Exeter is approximately 19 miles from the property, with its extensive range of cultural and recreational facilities. Now an easy commute thanks to the recent South Devon Highway.



GROUND FLOOR APARTMENT

Stairs rise to the front door opening to a useful porch with shoe and cloak storage space, perfect for keeping the house dry on a rainy day. A secondary front door opens to an impressive entrance hallway, previously used as a dining space, or could make a study/reading space if desired. The dual aspect lounge sits at the opposite end of the hallway with a large bay window featuring leaded transom windows letting in natural light and giving a view over the garden to the rear. A wooden fireplace surrounds with gas fireplace inset, high ceilings with coving, and high skirting boards provide a sense of the character of the home in this room. Beside this room is the dining room with alcoves for shelving if desired, both of these reception rooms allow access into the conservatory creating a free-flowing space for entertaining and enjoying the space in the sun. The conservatory provides ample space for seating, dining, or a bright study area: French doors open to the garden and allow for indoor/outdoor living. Across the hallway is the well-proportioned kitchen, dual aspect with excellent workspace for cooking and preparation, as well as a breakfast bar for eating and socialising. The kitchen comprises of wooden base and wall-mounted units, black sink with drainer set under the window for a good view whilst washing up, Bosch gas hob with electric oven inset underneath, and extractor over, integrated Indesit washing machine, integrated fridge/freezer, and integrated Beko dishwasher. The principal bedroom on this level is set to the front of the property with more than enough space for wardrobe and storage, as well as a double bed. This apartment also benefits from two separate shower rooms, one accessible from the hallway, and the other is set within the dining room which has been used previously as an ensuite bedroom rather than a dining room to make the most of the space.

FIRST FLOOR APARTMENT

External steps lead up to a tiled storm porch and a beautiful stain glass front door with leaded windows either side, opening to a porch and utility space with cloaks and shoe storage, and space for washing machine and dryer. Stairs lead from the long hallway up to the first-floor landing, a long window illuminating the space. The family room is on the garden facing side of the apartment, a well-appointed room with a bay window with leaded transoms above, generous space for seating, and a wooden fireplace surround with inset gas fireplace. The larger-than-average kitchen diner on this level benefits from the brightness of being a double aspect room, impressive counter space, and plenty of space for a four-seater dining table. The kitchen comprises of two stainless steel bowl sinks, Bosch induction hob, Bosch eye-level oven, space for a freestanding dishwasher, space for freestanding fridge/freezer, and wall-mounted kitchen units for added storage. The two bedrooms on this level are both generous double rooms, the smaller of which also benefits from fitted wardrobes. The principal bedroom on this level enjoys views over the garden, a private shower room ensuite, a built-in cupboard, and sliding doors out to a balcony above the garden. A shower room through an archway on the first-floor landing serves this apartment. On the top floor of the property and cleverly converted loft creates an additional reception room, or an impressive principal bedroom if preferred. This light and airy room makes the most of the space with shelving in the alcoves, a dormer providing the perfect space for bed or sofa, and two dormer windows tactfully placed to enjoy the best of the sea view across the Bay to Torquay Harbourside. Loft storage has been well-preserved despite the conversion with two separate storage areas in the eaves.

OUTSIDE

A wide and well-maintained tarmac driveway fronts the property with ample space for multiple vehicles, bordered by a stone wall and neat front lawn as well as a tarmac footpath. Side gates open to the garden from the front of the property for ease of access and garden maintenance. Two single garages with electric up and over doors provide sheltered parking or desirable storage space. The rear gardens are accented with iconic Torbay Palms, laid to two separate areas of low-maintenance lawn with mature shrubs and rock borders, and a patio by the conservatory doors creating a lovely spot for al fresco dining or entertaining. Each apartment currently owns its own section of garden, so this can be maintained if keeping the dwellings separate. From the principal bedroom on the first floor a long balcony overlooks the garden towards the Harbour-side of Torquay, a private space from which to enjoy the afternoon sun.

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 Network is available with Vodafone, O2, EE and Three.

LOCAL AUTHORITY

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



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Approximate Area = 2784 sq ft / 258.6 sq m
 Limited Use Area(s) = 202 sq ft / 18.7 sq m
 Garage = 423 sq ft / 39.3 sq m
 Total = 3409 sq ft / 316.6 sq m
 For identification only - Not to scale

Second Floor

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1094741



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	62	
(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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