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20 Castle Road

20, Castle Road, Torquay, Devon TQ1 3BG



Newton Abbot 7 miles Totnes 10 miles  
Exeter 22 miles

A superb opportunity to restore a characterful Grade II listed home, or maintain the current arrangement as two apartments ideal for rental income, if not an impressive and centrally located family home with garage and front and rear gardens.

- Grade II Listed Character Property
- Elevated Above Torquay Town
- Within Easy Reach of Torquay Seafront
- Arranged as Two Apartments
- Exceptional Investment Opportunity
- History of Successful Rental Income
- Front and Rear Gardens
- Garage and On-Road Parking
- Entire Freehold for Sale
- Council Tax Band B (Each Apartment)

Guide Price £300,000

#### SITUATION & DESCRIPTION

A Grade II listed terraced home built circa 1870s boasting front and rear gardens, high ceilings and heaps of character, two single garages, and plenty of opportunity for updating and restoring. Currently arranged as a ground floor and first floor apartment with central vestibule for access to both, this home provides the option of being returned to an enviable family home (STPP), a home with the possibility of multi-generational living, or as a rental investment opportunity keeping the two separate apartments with ownership of the freehold. 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.

#### GROUND FLOOR APARTMENT

This one-bedroom ground floor apartment has an internal front door which opens to a long corridor connecting the rooms. To the front of the home making the most of the grand arched windows allowing natural light to flood in is the sitting room, with generous proportions and a fireplace surround as the focal point of the room. The kitchen is down the other end of the hallway to the rear of the home providing garden and patio access. Located conveniently beside the kitchen is the dining room with space for large table and chairs, and alcove storage. The bedroom is a sizeable double bedroom with a view over the patio and ample space for a large double bed as well as wardrobe and storage. The floorplan reflects this room as bedroom three in the case that a buyer may be hoping to reinstate the property as one home (STPP). A bathroom with bathtub and wash hand basin is located at the rear of the property, with separate WC located off the main hallway. The main hallway also hosts built-in storage.

#### FIRST FLOOR APARTMENT

Stairs from an internal door rise to the first-floor apartment, arranged as a two or three bedroom with separate sitting room and kitchen/diner. The sitting room is situated to the front of the home boasting lash sash windows with elevated views over Torquay town, high ceilings, wood-panelling, and brickwork 80s style fireplace surround. The kitchen upstairs is also to the rear of the property allowing access via steps down to the garden, and generous space for a dining table. Bedrooms one and two sit on either side of the upstairs sitting room. Bedroom one is an impressive double bedroom with built-in storage and a window overlooking the rear garden, while bedroom two is a smaller room which also benefits from built-in storage. Bedroom three could lend itself well to being a study or recreation room, situated next to the kitchen/diner. As with the ground floor apartment, the bathroom with bathtub and wash hand basin and separate from the WC.

#### OUTSIDE

The impressive facade and arched windows front this property, accessed via a front gate and a footpath leading up to the front door. To the left of the footpath is a generous front garden laid to lawn. The rear garden can be accessed currently via both apartments: from the ground floor an

external patio with steps leading up to the main garden are accessible from the kitchen; the first-floor gains garden access also from steps leading out of the kitchen. The garden is laid to lawn on one side, punctuated by an impressive Torbay Palm, and to the other side is a mature planted flower bed with a footpath in between the two. The two single garages are accessible from an access road for residents behind Castle Road, with an up-and-over door.

#### SERVICES

Mains water, drainage, gas and electricity. Gas central heating downstairs, electric heaters upstairs. Standard, Superfast and Ultrafast Broadband supplied by Openreach and Virgin Media available in the area. Mobile networks available are EE, Three, O2 and Vodafone.

#### LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel : 01803 201201 E-mail: fss@torbay.gov.uk

#### TENURE

Currently arranged as two apartments, the entire freehold is offered for sale.

\* INVESTMENT OPPORTUNITY \*

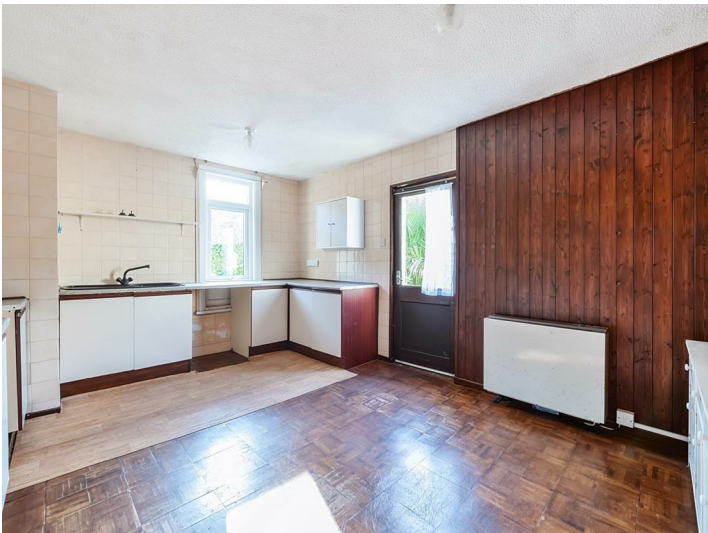
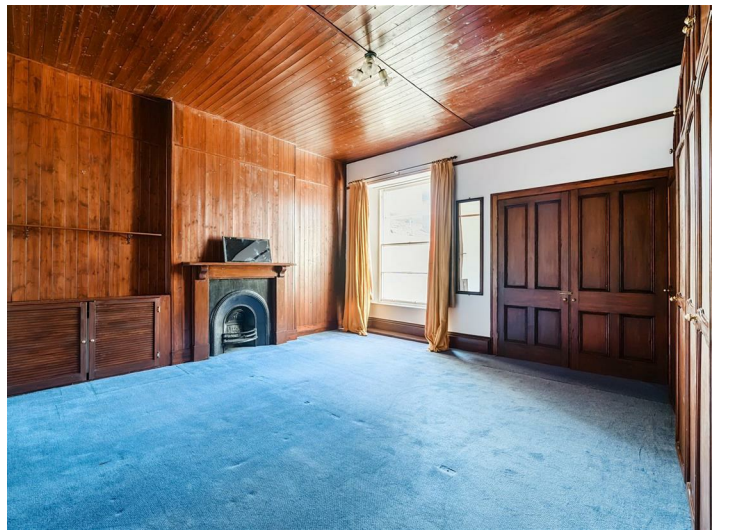
Residential Lettings and Management - If you are considering investing in a Buy to Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01803 865454.

#### VIEWING ARRANGEMENTS

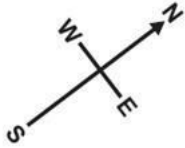
Strictly by prior appointment with Stags on 01803 200160.

#### DIRECTIONS

From Stags Torquay Office and Harbour, Head north-west on Strand/A379 towards Vaughan Parade, Continue to follow A379, At the roundabout, take the 2nd exit onto Torbay Rd/A379, Turn right onto Belgrave Rd, Sharp right onto Shedden Hill Rd, Continue onto St Lukes Rd, Turn left onto Abbey Rd, Turn right onto Tor Hill Rd, Tor Hill Rd turns left and becomes Union St, Turn right onto Trematon Ave, Turn right onto Lymington Rd, Turn left onto Castle Rd. At the roundabout, take the 1st exit and stay on Castle Rd and the destination will be on the left

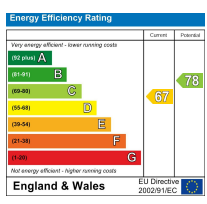


Approximate Area = 2302 sq ft / 213.9 sq m  
 Garage = 213 sq ft / 19.8 sq m  
 Total = 2515 sq ft / 233.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1105470

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