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10 Meadfoot Grange

10, Meadfoot Grange, Torquay, TQ1 2LR



Dartmouth 10 miles Totnes 10 miles Exeter  
21 miles

Conveniently located by Torquay's lively  
harbourside, as well as Meadfoot Beach and the  
South West Coastal Path at Daddyhole Plain,  
Meadfoot Grange is ideally located for anyone  
who wants to enjoy all that Torquay has to offer  
on their doorstep.

- First Floor Apartment
- Two Double Bedroom (One Ensuite)
- No Onward Chain
- Short Walk to Local Amenities
- Established Communal Gardens
- Well-Presented Throughout
- Allocated & Visitor Parking
- Leasehold 175 Years From 2001
- Service Charge £105 pcm
- Council Tax Band D

Asking Price £220,000

### SITUATION & DESCRIPTION

Conveniently located by Torquay's lively harbourside, as well as Meadfoot Beach and the South West Coastal Path at Daddyhole Plain, Meadfoot Grange is ideally located for anyone who wants to enjoy all that Torquay has to offer on their doorstep. Located, with step-free access, in the purpose-built extension of a well-maintained Victorian Villa within the Lincombes Conservation area, this first floor two double bedroom apartment provides an ideal home in a peaceful yet well-connected area. As well as the two double bedrooms, this low maintenance and bright apartment comprises of a generous sitting room with elevated views with Sea glimpses, separate kitchen, ample hallway storage, a three piece suite bathroom, ensuite shower room, loft storage space and an allocated parking space.

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.

### OUTSIDE

Beautifully kept communal gardens with

impressive and protected trees punctuating the large lawns for the enjoyment of the residents, and a convenient allocated parking space along with 4 visitor parking spaces.

### TENURE

Leasehold 175 Years from 2001  
Service Charge £105 PCM  
Letting is allowed, pets are allowed with permission.

\* INVESTMENT OPPORTUNITY \*

Residential Lettings and Management - If you are considering investing in 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.

### SERVICES

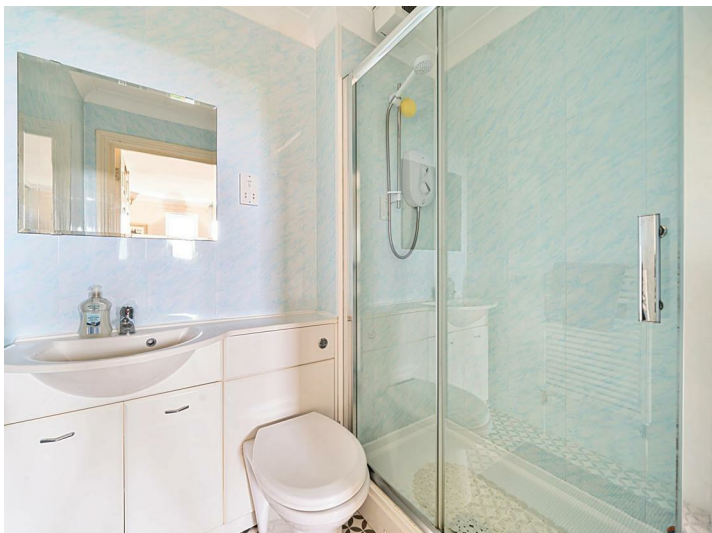
Mains water, drainage, gas and electricity. Gas central heating. Ultrafast Broadband supplied by Openreach is available. Mobile Networks available, EE, Three, O2 and Vodafone.

### VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

### DIRECTIONS

From Stags Torquay office and Torquay harbour follow up Torwood Street (A379) away from the harbour. At the traffic lights turn right on to Meadfoot Road and follow the road until you see a right turn on to Meadfoot Lane. The entrance to Meadfoot Grange can be found immediately after this turning.



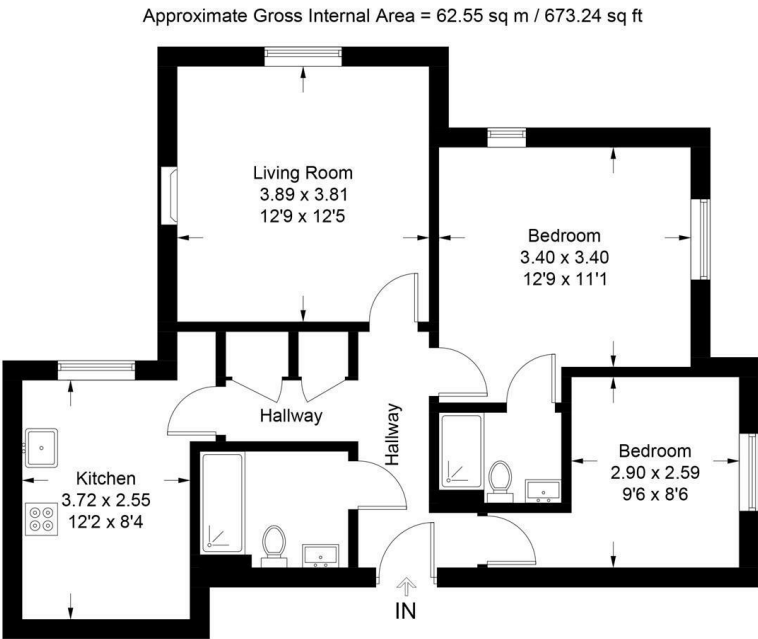
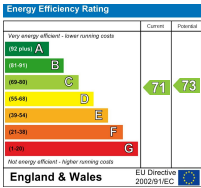


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1115185)

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.



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