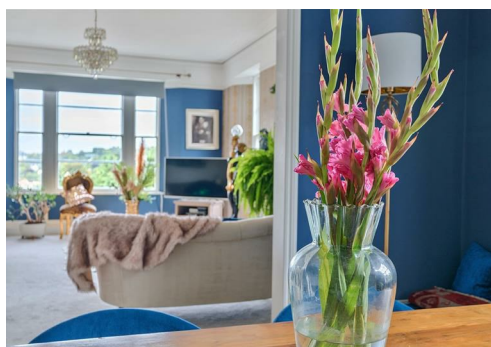




Flat 2 Southfield



Dartmouth 11 miles Totnes 10 miles Exeter 21 miles,

This generous three double-bedroom apartment occupies the entire top floor of an elegant Victorian villa, located in the highly sought-after area of Wellswood, Torquay.

- Top Floor Character Maisonette
- Three Double Bedrooms Ensuite to Master
- Well Presented Throughout
- Generous Open-Plan Sitting/Dining Room
- Private Entrance with Courtyard Garden
- Elegant Period Features Throughout
- Allocated Parking & On Street Parking
- Share of Freehold 163yrs Remaining
- Service Charge £1,200 p.a.
- Council Tax Band C

Offers Over £350,000

SITUATION & DESCRIPTION

This generous three double-bedroom apartment occupies the entire top floor of an elegant Victorian villa, located in the highly sought-after area of Wellswood, Torquay. The beautifully presented accommodation features a spacious master ensuite bedroom, alongside two further double bedrooms, all set on different levels to maximize space and light. The modern bistro-style kitchen/breakfast room comes complete with high-end NEFF appliances, the bathroom and an additional separate WC add to the convenience. The large, period-style open-plan lounge and dining room is flooded with natural light from three expansive windows, showcasing retained period features such as two fireplaces, ornate corning, and picture rails. The apartment is accessed through its own private entrance on the ground floor, leading to a split-level hallway with a stained glass roof light, setting the tone for the elegance found throughout.

Outside, the property benefits from allocated parking in the driveway and a small, walled private courtyard area, offering a delightful outdoor 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.

ACCOMMODATION

This beautifully appointed apartment showcases a blend of period charm and modern conveniences. The entrance hallway, with its period wooden door and cast iron radiator, greets you immediately, drift upstairs to the first floor where the split-level hallway, with a stained glass roof light, picture rails, and coving, sets an elegant tone with doors opening to all rooms. The sitting room boasts high ceilings and two large sash windows flooding the room with natural light and open views, an open stone fireplace the focal point of the room, period detailing, with an opening leading to the dining room a large space with ample room for a table, the ideal space to entertain friends and family, featuring Karndean flooring and another fireplace. The kitchen/breakfast room is equipped with Neff appliances, engineered oak flooring, and wooden worktops affording ideal prep space and storage below. The master bedroom offers dual sash

windows, corning, and an ensuite with a shower cubicle, rain shower head, and glass wash hand basin. Bedroom two includes a sash window, corning, and a wall-mounted radiator, while bedroom three offers two sash windows to the front aspect. The cloakroom is equipped with a low-level WC, a wash hand basin on a wooden vanity, and a sash window. The bathroom features a contemporary fitted three piece suite comprising a modern shower bath with gold style mixer tap and shower above, a low-level WC, a vanity unit with a glass wash hand basin, and a stunning stained glass feature window.

OUTSIDE

The property benefits from allocated parking in the driveway and a charming walled courtyard accessible through a private gate.

TENURE

Share of Freehold 163 yrs remaining Service charge £1,200 p.a. approx

SERVICES

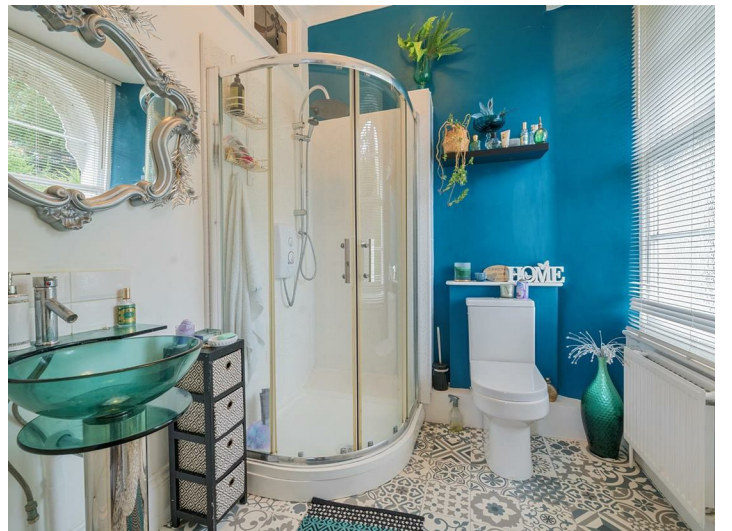
Mains Gas, water and electric, mains drainage. Up-to Ultrafast Broadband available with Openreach in the area. Mobile coverage is likely with 02.

VIEWING ARRANGEMENTS

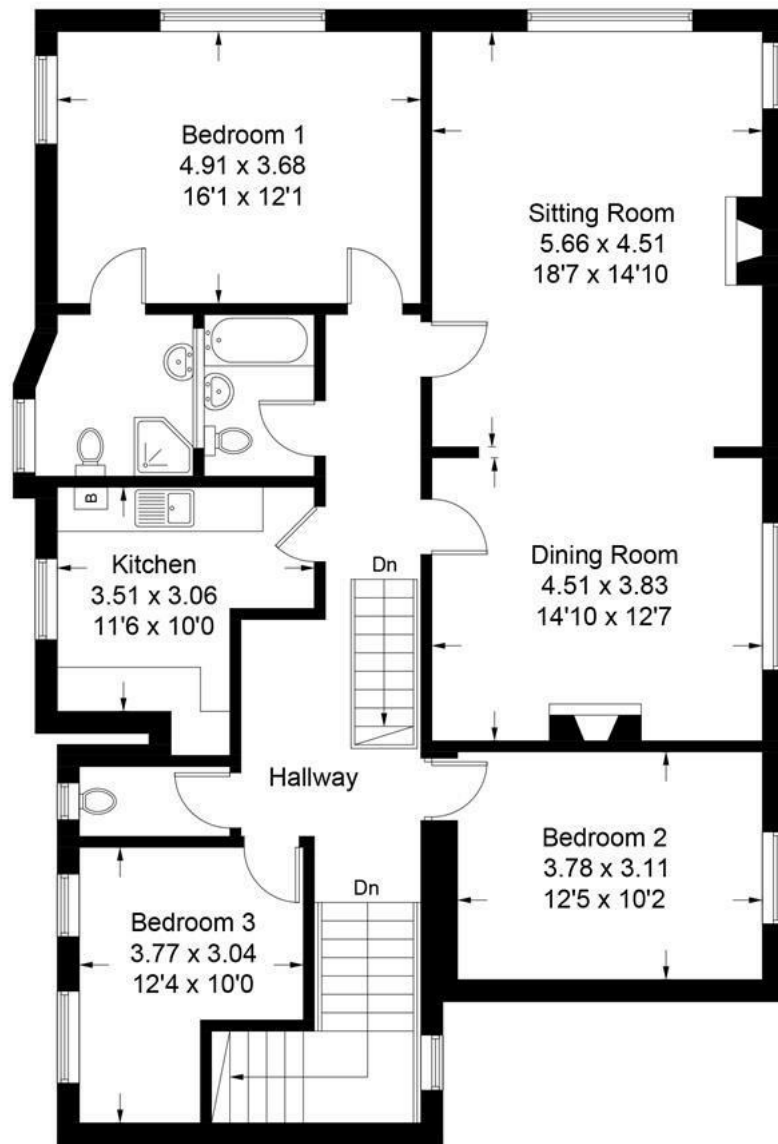
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From the Stags office and harbour by car, proceed along The Strand to the clock tower roundabout known as the Mallock Memorial. Turn left at the island and proceed up Torwood Street. After 0.7 of a mile turn right into Arcadia Road and then right again into Lower Erith Road. You will find the property shortly on your right.



Approximate Gross Internal Area = 122.6 sq m / 1319 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1122014)

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			
(81-91) B			79
(69-80) C		60	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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