



Flat 18 Meadfoot Grange



Dartmouth 10 miles Totnes 10 miles Exeter
21 miles

Ideally located near Torquay's bustling harbourside, scenic Meadfoot Beach, and the picturesque South West Coastal Path at Daddyhole Plain, Meadfoot Grange provides an outstanding opportunity to embrace coastal living with all of Torquay's amenities just moments away.

- Three Bedroomed Top Floor Apartment
- Immaculately Presented Throughout
- Allocated Parking & Visitor Parking
- Secluded Position & Far reaching Views
- Short Walk to Local Amenities
- Popular Conservation Area
- No Forward Chain
- Leasehold 175 Years From 2001
- Service Charge £105 pcm
- Council Tax Band E

Guide Price £290,000

SITUATION & DESCRIPTION

Ideally located near Torquay's bustling harbourside, scenic Meadfoot Beach, and the picturesque South West Coastal Path at Daddyhole Plain, Meadfoot Grange provides an outstanding opportunity to embrace coastal living with all of Torquay's amenities just moments away. Set within the prestigious Lincombes Conservation Area, this top-floor three bedroom apartment is part of a beautifully maintained Victorian villa. With generously proportioned rooms and an abundance of natural light, the property enjoys stunning far-reaching views from every room, providing a sense of space and tranquillity in a well-connected yet peaceful setting.

This bright, well-presented home occupies the entire top floor and features two spacious double bedrooms and a single bedroom, including a master with an ensuite shower room and ample storage, making it perfect for couples or families seeking a permanent home in this coastal locale. The large sitting room boasts elevated views and glimpses of the sea, while the separate kitchen/breakfast room provides ample space for dining and entertaining friends and family. Additional highlights include a four-piece suite bathroom and the convenience of an allocated parking space. Meadfoot Grange offers the ideal combination of charm, location, and comfort, perfect for anyone looking to enjoy the best of Torquay's coastal lifestyle.

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 visitor parking spaces.

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.

TENURE

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

* INVESTMENT OPPORTUNITY *

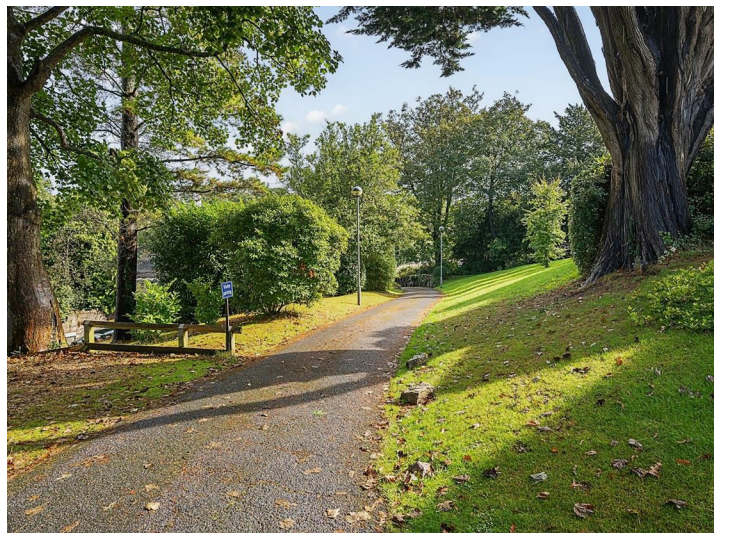
Residential Lettings and Management - If you are considering investing in letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01803 865454.

VIEWING ARRANGEMENTS

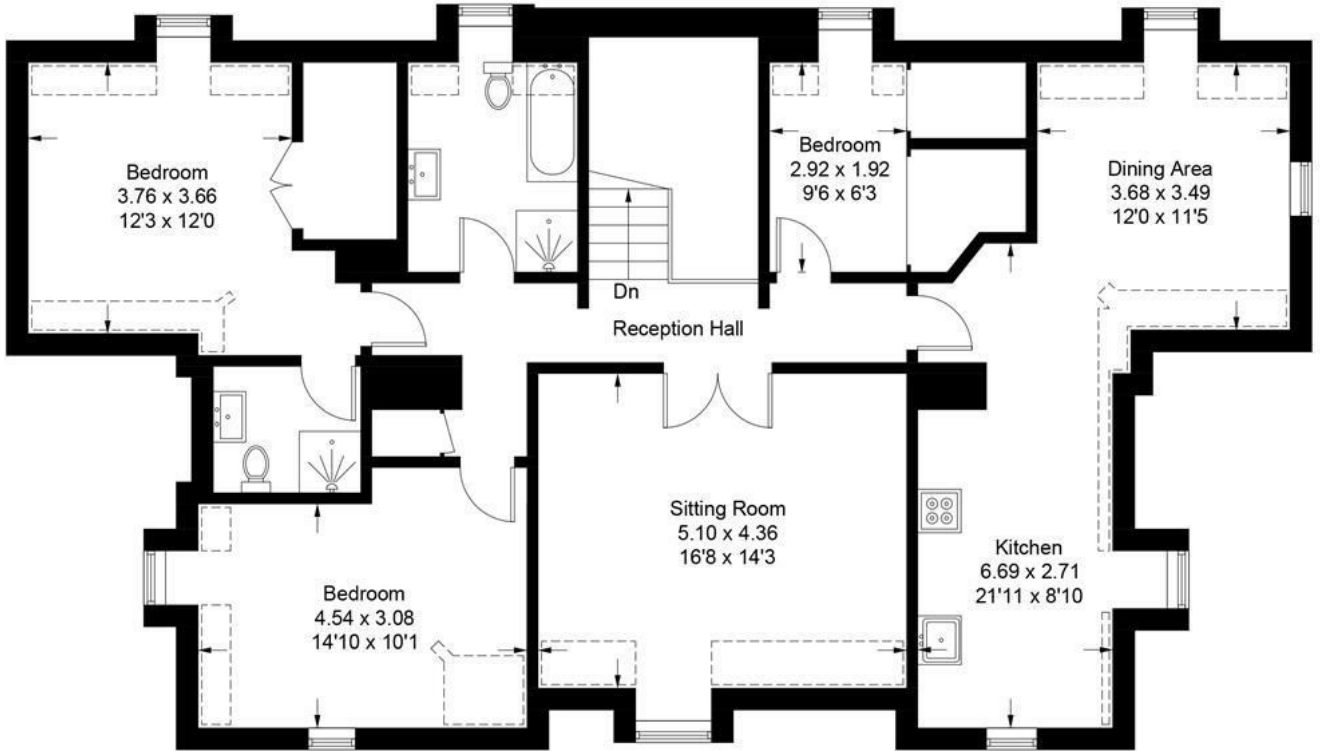
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

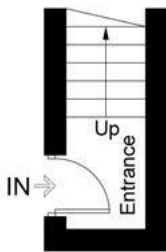
From Stags Torquay office and Torquay harbour follow up Torwood Street (A379) away from the harbour. At the traffic lights turn right on to Meadfoot Road and follow the road until you see a right turn on to Meadfoot Lane. The entrance to Meadfoot Grange can be found immediately after this turning.



Approximate Gross Internal Area = 123.71 sq m / 1331.63 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1129080)

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	81	81
(81-91) B	(69-80) C		
(69-80) C	(55-68) D		
(55-68) D	(39-54) E		
(39-54) E	(21-38) F		
(21-38) F	(1-20) G		
Net energy efficient - higher scoring coats		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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