



Rock Edge, Rock End Avenue



**STAGS**



# Rock Edge, Rock End

Torquay, Devon TQ1 2DR

Newton Abbot 8 miles, Exeter 24 miles, Plymouth 34 miles,  
Totnes 10 miles

Rock Edge is a stunning three-bedroom detached residence boasting breath taking panoramic views across Torbay. Situated in one of the area's most sought-after locations, this exceptional home offers the perfect blend of coastal charm and modern convenience.

- Detached Three/Four Bedroom Coastal Home
- Off Road parking & Double Garage
- Immaculately Presented Throughout
- Located Close to the Harbour
- Council Tax Band G
- Stunning Views of the Bay
- Approx 0.33 of an Acre Plot
- Access to the South West Coastal Path
- No Forward Chain
- Freehold

Asking Price £900,000

## SITUATION & DESCRIPTION

Rock Edge is a stunning three-bedroom detached residence boasting breath taking panoramic views across Torbay. Situated in one of the area's most sought-after locations, this exceptional home offers the perfect blend of coastal charm and modern convenience. With its enviable position, residents can enjoy easy access to the town centre, picturesque harbour, and a variety of shops and restaurants. Designed to maximize its spectacular surroundings, Rock Edge truly must be seen to be fully appreciated, an outstanding opportunity for those seeking a dream home by the sea. The property briefly comprises, two large reception rooms, a versatile study or fourth bedroom, a well-appointed kitchen/dining room, a cloakroom/WC, side conservatory, while downstairs boasts three bedrooms, including a master with ensuite facilities, and a stylish four-piece family bathroom. The rear garden measure 0.33 of an acre and features a sun terrace with breath taking views across Torbay, leading down via scenic pathways through rockeries and seating areas to a lawned section with mature shrubs and apple trees, plus private resident access to the Coastal Path and Daddyhole Plain.

On the coastal property front line, facing southwest with sea views across the bay, the property is close to the Royal Torbay Yacht Club and conveniently situated a short stroll from the harbourside development and its amenities and attractions, restaurants including several of Torbay's finest, cafes and bars, shops and the Princess Theatre. Torquay Harbour is an international deep-water marina and there is a constant traffic of marine leisure craft and Torbay is probably the best dinghy sailing arena in the UK. For all things seaside, the English Riviera is perfect with nine beaches within the bay, including some beautiful and secluded ones and all manner of water sports.

The bay has mainline railway links to London Paddington and the Cathedral City of Exeter and the motorway network is within easy reach via the new South Devon Link Road.





## ACCOMMODATION

Immaculately presented throughout and designed with a reverse-level layout to maximize the breath taking bay views. The entrance hallway features a cloakroom/WC and a convenient storage area for coats and shoes. The main living spaces include a spacious L-shaped living room, offering stunning panoramic views with direct access to the Southerly facing Sun terrace and a modern bespoke kitchen/dining room with modern fitted eye level and matching base fitted units and a range of integral appliances make this space ideal for entertaining friends and family. These rooms seamlessly connect, creating a harmonious flow between spaces. Just off the kitchen, a useful pantry and a charming side conservatory lead to a private breakfast area, while a versatile fourth bedroom or study provides additional flexibility within the property.

Descending the stairs from the entrance hallway, three well-appointed bedrooms enjoy commanding views over the rear garden and out to the bay. The master bedroom is a generous double, complete with fitted wardrobes and a sleek ensuite shower room comprising a low level WC, wash hand basin and shower cubicle. The remaining bedrooms are well-proportioned and served by a luxurious and contemporary four-piece family bathroom, finished to the highest standard with stylish tiling and quality fittings. Additionally, a practical boiler room to the side of the house provides extra storage, adding to the functionality of this impressive coastal home.

For anyone looking to make their own mark on a property there is also potential to extend into the loft, subject to planning permission, offering the opportunity to create additional living space if desired.

## OUTSIDE

Proudly set within a generous 0.33-acre plot, offering beautiful landscaped outdoor spaces. The front of the property features a brick-paved driveway with private off-road parking, leading to a spacious garage with lighting, power, and an electric up-and-over door. The terraced front garden has been designed for low maintenance, though there is potential to create additional parking if required. To the rear, the beautifully landscaped garden is a true highlight, with a charming breakfast area leading to an expansive sun terrace that showcases stunning panoramic views across Torbay. A network of pathways wind through colourful rockeries and peaceful seating areas, descending to a largely level lawn with mature apple trees and vibrant planting. Additionally, the property benefits from secondary off-road parking and a side gate providing access to a lane that connects directly to the scenic coastal path.

## SERVICES

Upto Ultrafast broadband available in the area with Openreach and Virgin Media. Mobile coverage likely with EE . Mains Gas, Water & Electricity, Mains Drainage.

## LOCAL AUTHORITY

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

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay follow around the harbourside turning right at the clock tower, proceed along Victoria Parade and up Beacon Terrace where the road quickly turns into Parkhill Road and take the first turning into Rock End Avenue where the property can be found on your right hand side.





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.



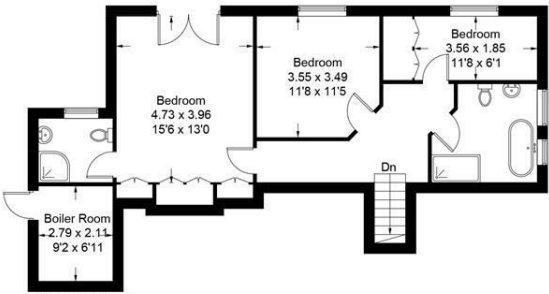
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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TQ2 5EG

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Approximate Gross Internal Area = 188.1 sq m / 2024 sq ft  
(Including Garage / Boiler Room)



Ground Floor



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate,  
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