



12 Trinity Mews



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Meadfoot Lane, Torquay, TQ1 2BW

Dartmouth 10 miles Totnes 10 miles Exeter 21 miles

Are you looking for the perfect coastal retreat? Stags bring to the market a beautifully transformed two bedroom maisonette located close to the vibrant Harbour and local amenities.

- Two Double Beautifully Refurbished Maisonette
- Finished to an Exceptional Standard Throughout
- Offering an Ideal Coastal Retreat
- Well-Appointed Home or Holiday Let
- Within Walking Distance to the Harbour
- Modern Ensuite to Principle Bedroom
- Residents Permit Parking
- Service Charge £1,618.23 pa, Ground Rent £50 pa
- Council Tax band B
- Leasehold 125 years from 2006

Guide Price £190,000

SITUATION & DESCRIPTION

Are you looking for the perfect coastal retreat? Stags bring to the market a beautifully transformed two bedroom Grade II Listed maisonette located close to the vibrant Harbour and local amenities. With an exceptional attention to detail by the current owners, this stylish 'lock-up and leave' home features modern fittings throughout, an ensuite to the master bedroom, a sleek contemporary shower room. Refurbished and refined to a high standard throughout this charming yet practical property affords the best of modern living and coastal charm, offering comfort, style, and convenience in equal measure.

This wonderful property is located in a picturesque residential area, renowned for quality properties and is within short walking distance of the harbour, town, waterside shops and restaurants in one direction, with Meadfoot Beach and the South West Coast Path in the other. Torquay is the 'jewel in the crown' of The English Riviera, offering a wonderful quality of life for its residents. Whether you choose to relax on one of the nine beaches within the bay, some beautiful and secluded, or sail from the international deep water marina situated in the busy harbour where numerous events take place throughout the year. Torquay offers a mild climate and a comprehensive range of shopping, eating and educational facilities and is an ideal base for exploring the local area thanks to the South Devon Highway. Dartmouth, Totnes, Exeter and Plymouth are all within easy reach as well as the rugged hills and Tors of Dartmoor. The bay has mainline railway links to London Paddington via Newton Abbot. Regional airports at both Exeter and Bristol mean the whole country and the continent beyond are within easy reach.



ACCOMMODATION

Offering private access and the ultimate in coastal convenience, this property combines charm and practicality in one exceptional package. Enter through a characterful stable-style door into a spacious lounge/dining room, featuring both a double-glazed window to the front and a sash-style window to the rear, TV and telephone points, and access to the inner hallway. Impeccably presented and finished to a high standard helping to create a well-proportioned sanctuary. Steps lead down to a well-equipped modern kitchen with stylish matching wall and base units, granite work surfaces, built-in electric oven and gas hob with cooker hood above, spaces for a separate fridge and freezer, finished with tiled flooring and rear aspect windows.

The inner hallway provides access to two well-proportioned bedrooms and a contemporary shower room. Bedroom one includes a modern fitted ensuite shower room, while bedroom two is another well-presented and comfortable room with room for a double bed and access to loft storage. The ensuite boasts a sleek shower cubicle, modern fixtures, and fully tiled walls and flooring. The main shower room is equally well-appointed with a low-level WC, wash hand basin with vanity unit below and double shower cubicle tiled to principle areas. The shower room also boasts a handy utility cupboard, housing space for a washing machine and tumble dryer providing practicality and convenience.

OUTSIDE

On street permit parking available on a first come first serve basis.

SERVICES

Mains Gas, Water & Electric, Mains Gas. According to Ofcom up to Ultra Fast broadband and good mobile coverage is available at this property.

TENURE

lease 125 years from 2006, Ground Rent £50 per year, Service Charge £1618 per year.

The property was previously used as a holiday let, with an average gross yield of 19.7% over the past two years. Specifically, it generated a gross revenue of £42,975 with a 22.6% yield in 2021-2022 and £31,849 with a 16.7% yield in 2022-2023.

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 office and Torquay harbour follow up Torwood Street (A379) away from the harbour. At the traffic lights turn right on to Meadfoot Road, then right again onto Parkhill Road. Then take the second turning on your left onto Meadfoot Lane and you will find the property shortly on your left



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		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Current	Potential	
63	76	

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Approximate Gross Internal Area = 61.6 sq m / 663 sq ft

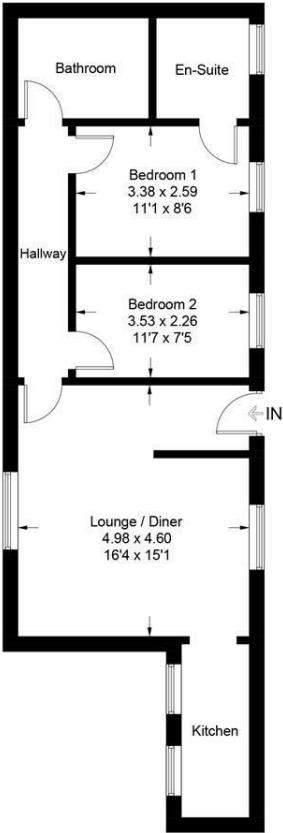


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1207344)