



4 Villa Rosa



# 4 Villa Rosa

St. Lukes Road South, Torquay, TQ2 5NZ

Exeter 22 miles Dartmouth 11 miles Totnes 10 miles

**A two-double bedroom, ground floor luxury apartment with beautiful views across Torquay & Paignton seafront, allocated parking & spacious living areas.**

- NO CHAIN
- Sun Room directly onto Communal Garden
- Ground Floor Apartment
- Allocated Parking
- Leasehold, 981 years
- Two Double Bedrooms
- Open-Plan Kitchen/Living room
- Master En-suite & Family Bathroom
- Modern Fixtures & Fittings
- Council Tax Band: D

**Guide Price £325,000**

Set within a beautifully converted Victorian villa, this elegant ground-floor apartment offers a rare opportunity to enjoy period charm combined with modern living. The property features high ceilings, large windows, and a bright, airy feel throughout. Its elevated position provides stunning views across the Torquay and Paignton seafront, creating a truly picturesque backdrop for daily life.

The heart of the home is the spacious open-plan kitchen and sitting room, offering plenty of room for both relaxing and entertaining. French doors open into the delightful sunroom, which floods the space with natural light and provides a perfect spot to enjoy the sweeping coastal views. The kitchen is well-equipped, blending functionality with style, and the seamless flow of the living spaces enhances the apartment's sense of openness and comfort.

The property includes two generously sized bedrooms, each thoughtfully designed for comfort and privacy. The principal bedroom benefits from an en-suite bathroom with double shower, while the second bedroom is ideally positioned near the main bathroom, perfect for guests or family use. Both rooms enjoy excellent natural light and a tranquil atmosphere, ideal for unwinding at the end of the day.

Completing this wonderful home is its prime location within easy reach of Torquay's vibrant harbour, seafront, and local amenities. With its combination of Victorian character, modern convenience, and breath-taking coastal views, this exceptional apartment offers a stylish and serene retreat by the sea, ideal as a permanent residence, holiday home, or investment property.





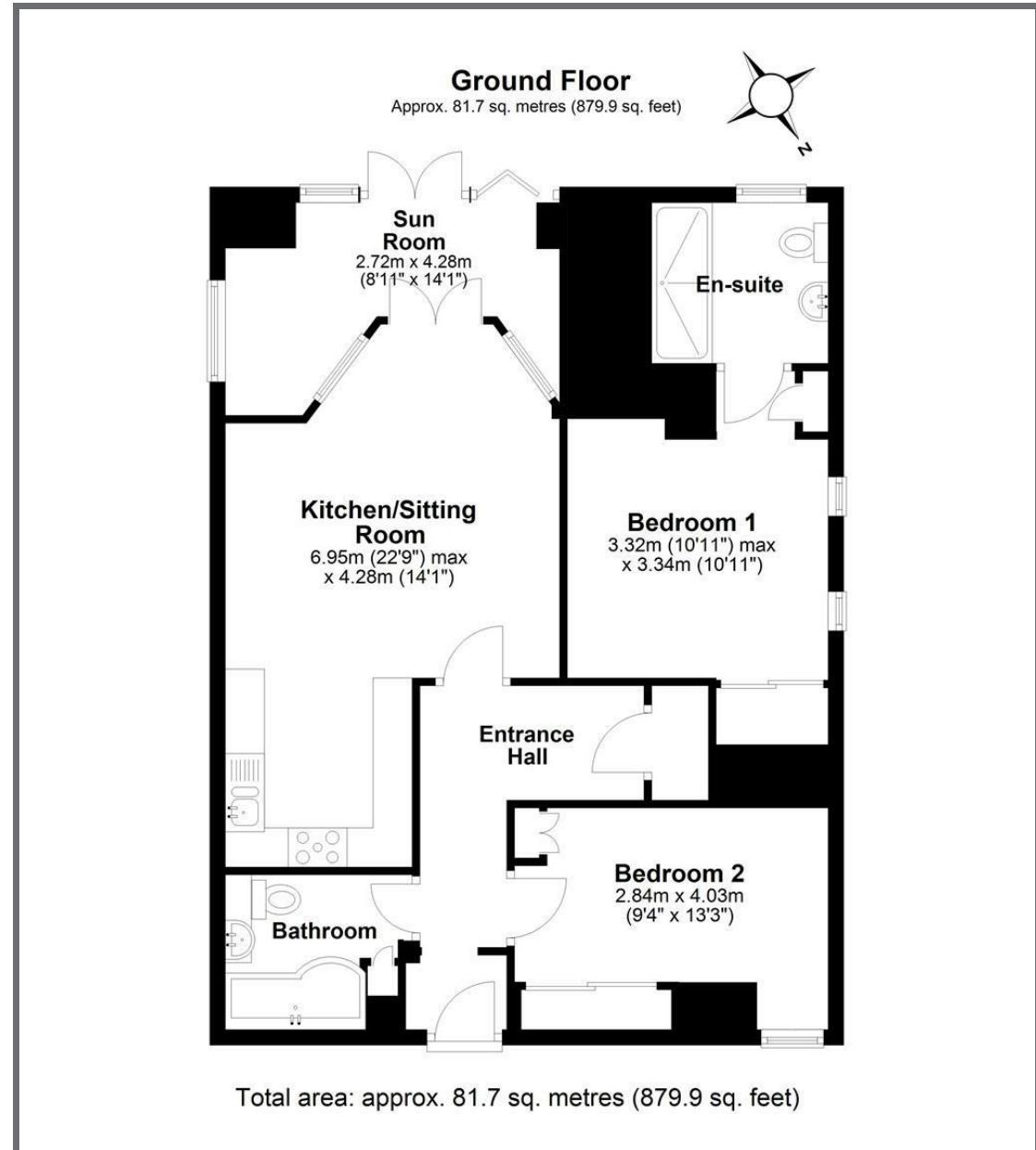
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-80) B		
(69-68) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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