



5 Villa Rosa, St. Lukes Road South



**STAGS**



# 5 Villa Rosa, St. Lukes

Torquay, TQ2 5NZ

Exeter 22 miles Dartmouth 11 miles Totnes 10 miles

Villa Rosa is perfectly positioned in the heart of the Belgravia Conservation Area within a sympathetically renovated Victorian Villa.

- Two Double Bedrooms (one with Ensuite)
- Allocated Parking with Gated Entrance
- Immaculately Presented Throughout
- No Forward Chain
- Leasehold 981 Years
- Striking Sea and Coastal Views
- Private & Communal Gardens
- Private Balcony with Sea Views
- Service Charge £2,800 approx
- Council Tax Band D

Asking Price £325,000

## SITUATION & DESCRIPTION

Villa Rosa is perfectly positioned in the heart of the Belgravia Conservation Area within a sympathetically renovated Victorian Villa. The property is within easy reach of Torquay Seafront, Torre Abbey Gardens, local theatres and shops, doctors' surgery, pubs and restaurants, and so many other activities Torbay has to offer. This stunning apartment offers a private balcony with a sunny aspect and breath taking views across the bay, while the contemporary kitchen also enjoys scenic vistas and direct access to a private garden. The well-presented accommodation includes a spacious lounge/diner, modern kitchen, two double bedrooms (one with ensuite), and a contemporary bathroom, all benefiting from double glazing and central heating. Set within a secure gated development, the property includes an allocated parking space and enjoys beautifully maintained communal gardens with mature pine trees. Offered with no onward chain.

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

Set within a prestigious converted villa, this stunning apartment benefits from a secure gated entrance leading to a private car park, ensuring both convenience and peace of mind. The grand main entrance foyer, accessed via an intercom system, features elegant tiled flooring and a staircase leading to the first floor, where a private front door welcomes you into the home. The spacious hallway, complete with a built-in storage cupboard and radiator, provides a warm and convenient introduction to the apartment.

The generously proportioned lounge/diner boasts high ceilings and a striking full-length bay window, with central double-glazed French doors opening onto a private balcony. This superb outdoor space, framed by original stone balustrades and a glass privacy screen, enjoys a beautifully sunny aspect and offers stunning sea views across Abbey Sands, the Grand Hotel, and Corbyn Head, extending towards Brixham. The well-appointed kitchen is finished to a high standard with sleek gloss black units, oak countertops, and a full range of integrated appliances. Enjoying triple-aspect views over the communal lawned gardens and out to sea, the kitchen also benefits from a door leading directly to the private garden area. The apartment comprises two spacious double bedrooms, with the principal bedroom featuring a modern ensuite shower room with underfloor heating. A stylish family bathroom, also with underfloor heating, completes the accommodation, making this home an exceptional seaside retreat in a highly desirable location.

## OUTSIDE

This charming apartment boasts exclusive access to a generously sized private garden, primarily laid to lawn, providing a peaceful outdoor retreat. Accessible directly from the kitchen, this space offers a perfect spot for relaxation or alfresco dining while also allowing convenient access to the beautifully maintained communal gardens. The expansive shared grounds feature lush lawns, mature hedging, and striking specimen pine trees, all set against the picturesque backdrop of the stunning villa, with breathtaking sea and inland views over Tor Bay. Additionally, the property benefits from a designated parking space within the secure, gated car park of Villa Rosa, ensuring both convenience and peace of mind.

## SERVICES

Mains Gas, Water and Electric, Mains Drainage. Standard and Superfast broadband available in the area with Openreach and Virgin Media. Mobile coverage is likely with 02.

## VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

## DIRECTIONS

From Stags Torquay office proceed along the Torbay Road (B3199) past the Princess Theatre. At the traffic lights turn sharp right (almost back on yourself) onto Shedden Hill Road, climb the hill and take the Second right into St Lukes Road. Follow the road to where the hill starts to become more gradual and Harold Court will be one of the first Villas on your right hand side.

## TENURE

Service Charge £2,800 p.a. Lease 981 years remaining.





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) <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		
	Current	Potential
	77	81
England & Wales		
EU Directive 2002/91/EC		

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Approximate Gross Internal Area = 83.5 sq m / 898 sq ft



### Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1174084)



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