



Guide Price £350,000 - £365,000

Zion Road, Torre,
Torquay, TQ2 5RZ

This beautifully presented period property located on the fringes of Torquay town centre, close to beaches, train & hospital. In a quiet, private and secure location originally built about 1865 of local limestone with feature brickwork, natural slate roof & large arched windows. Beautifully converted & restored by a local well-respected professional developer, reputed for the highest quality work, with a 10 year insurance warranty. This development has retained the charming period features and blended these with modern thoughtful design, materials & fittings to create a comfortable striking home. Notable features include high specification kitchen with built-in appliances, top quality ensuite shower rooms, utility room, double glazing & central heating along with an inverted sun balcony enjoying stunning expansive open & sea views. Accessed via electric gates which leads to private parking. This turnkey property is available with no onward chain.



RECEPTION HALL An impressive bespoke solid oak front door leads into this spacious and welcoming hallway. Radiator, vinyl wood effect flooring with space for coats and shoes etc. Fuse box/stop tap.

BEDROOM FOUR/STUDY This is a versatile room that could be used as a bedroom alternatively office/study. There is a large double glazed deep sill window overlooking the front courtyard area plus a TV Ariel and two radiators.

BEDROOM An ample double bedroom with a large double glazed deep sill window overlooking the front courtyards. There is a TV Ariel, radiator and power points.

ENSUITE A well appointed ensuite shower room comprising of bath with overhead shower, low level WC and hand wash basin.

UTILITY A spacious and useful utility room fitted with a range of base units with granite work surfaces over including Belfast sink with mixer tap over. Plumbing for washing machine, Radiator. There is additional space for cupboards, shelving and wall units if desired. From the main reception area the stairs lead to the first floor landing.

BEDROOM Window to front and additional floor to ceiling window, radiator and TV point.

MASTER BEDROOM A stunning master bedroom with ensuite shower room and having double glazed French doors to a Juliet balcony and floor to ceiling window, two radiators, delightful views over Torbay towards Brixham.

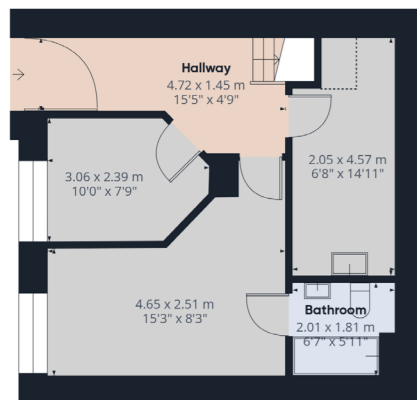
ENSUITE A contemporary suite comprising shower cubicle with glazed door and mains fed shower with oversize shower head and body spray. Wall mounted wash hand basin with chrome mixer tap over mirror and courtesy light. Wall hung radiator and low level WC.

BATHROOM/SHOWER ROOM Contemporary suite comprising double shower unit with oversized shower head and body spray, low level WC and wall mounted hand wash basin.

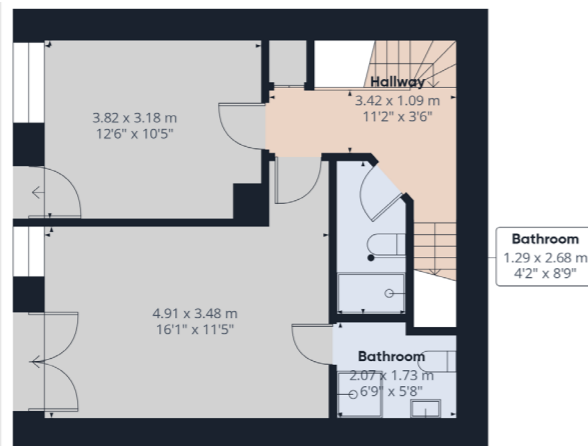
From the landing stairs lead up to:-

PENTHOUSE LOUNGE/DINING/KITCHEN AREA measuring 6.0 m x 5.4 m max overall. This impressive room has the original vaulted ceiling with exposed timber structure and access to a recessed balcony from which there are panoramic views. The lounge/dining area can be laid out in various formats to take advantage of the views. There are three radiators and ample power points and a TV point. A particular feature of the room is the large frosted double glazed arched window measuring almost 3 m in height, which creates an added feel of spaciousness and light. The kitchen area has been fitted with a range of quality cream coloured woodgrain effect base units topped with a quartz work surface and complementary splashback. It is equipped with an AEG induction hob with stainless steel cooker hood over along with an AEG double oven and grill and a Hisense fridge freezer. There are ample cupboards and pan drawers with there being space also for additional shelving or cupboard units if desired. There are also two swinging book shelving units with cupboards concealed inside, one hidden cupboard houses the Combi boiler. In addition to the large feature window and patio doors there are two Velux double glazed skylight windows which offer this room high light levels. Within the vaulted ceiling two contemporary feature light fittings. The 3.7m wide recessed balcony enjoys a sunny aspect and spectacular open views across Torquay and the bay.

OUTSIDE SPACE The complex is accessed via a remote controlled gate system into a communal courtyard area, where there is ample parking, and a dedicated EV charging point.



Floor 0



Floor 1



Address 'Zion Road, Torre, Torquay, TQ2 5RZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '76 | C'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ