



A beautifully presented, one-bedroom ground-floor retirement apartment, ideally positioned within a highly regarded McCarthy & Stone development close to St Marychurch and Babbacombe. Offered with no onward chain and available fully furnished, the property features spacious, modern accommodation, a private patio with direct garden access, excellent communal facilities and residents' parking.

Flat 7 Stanley Court | Torquay | TQ1 3JJ





PROPERTY TYPE

Ground Floor Apartment



SIZE

527 sq ft



LOCATION

Town



AGE

Modern



BEDROOMS

1



RECEPTION ROOMS

1



BATHROOMS

1



WARMTH

Thermaskirt Heating



PARKING

Residents Parking



OUTSIDE SPACE

Communal Garden



EPC RATING

D



COUNCIL TAX BAND

B



- Immaculately presented ground-floor retirement apartment
- Spacious double bedroom with built-in mirrored wardrobes
- Bright living room opening onto a private patio
- Modern Shaker-style kitchen with integrated appliances
- Contemporary wet room with fitted shower seat
- Energy-efficient Thermaskirt heating
- Available fully furnished and ready to move into
- Residents' lounge, laundry room, guest suite and lift
- No onward chain, residents' parking and 24-hour emergency call system





the details...

Occupying a desirable ground-floor position within a well-maintained McCarthy & Stone retirement development, this stunning one-bedroom apartment offers an exceptional combination of comfort, style and convenience. Designed for independent living for the over-60s, the property is presented to an immaculate, show-home standard and is available fully furnished, providing the opportunity to move straight in, unpack and immediately enjoy everything this welcoming development has to offer.

The apartment enjoys a particularly convenient location between St Marychurch and Babbacombe, placing an excellent selection of shops, cafés, amenities, public transport links and scenic walking routes within easy reach. The beautiful Tessier Gardens are also directly accessible from the development, providing a peaceful and tranquil setting in which to relax.

A secure communal entrance with automatic doors opens into a welcoming entrance vestibule and the spacious residents' lounge. This attractive communal space includes comfortable seating, a fitted kitchen and an electric fireplace, while also providing access to the beautifully maintained gardens. A lift and staircase serve the upper floors, although this apartment is conveniently located on the ground floor and also benefits from its own private rear access.

Inside the apartment, the entrance hall is fitted with soft carpet flooring and includes an intercom system, emergency care cord and two useful storage cupboards. One cupboard houses the electrical consumer unit, while the larger cupboard accommodates the heating system and provides additional shelving and storage.

The living room is a bright, generously proportioned space, with multiple double-glazed windows allowing natural light to fill the room while providing attractive views across the communal gardens. An electric fireplace with a wooden surround creates a warm and welcoming focal point, complemented by comfortable carpet flooring and discreet Thermaskirt heating. A glazed door, fitted with Venetian-style shutters, opens directly onto the apartment's private patio, creating a wonderful place to sit outside, enjoy the surroundings or entertain visiting friends and family. From here, there is direct access to the communal grounds and the adjoining Tessier Gardens.

Opening from the living room, the modern kitchen has been thoughtfully designed with a stylish range of Shaker-style wall and base units, complemented by practical work surfaces and a stainless-steel one-and-a-half-bowl sink. A comprehensive selection of integrated appliances includes an electric oven, microwave, plate warmer, four-ring hob, cooker hood and dishwasher. Additional features include a glass splashback, pop-up power sockets, emergency care cord and a double-glazed window overlooking the gardens.

The spacious double bedroom is another particularly appealing room, enjoying a pleasant rear outlook over the landscaped grounds. Built-in mirrored wardrobes provide excellent storage, while carpet flooring, a television point, emergency care cord and individually controlled Thermaskirt heating complete this comfortable and relaxing space.

The contemporary shower room has been finished to an excellent standard and is designed with ease of use in mind. It includes a level-access wet room shower with a glazed screen and fitted seat, a low-level WC and a vanity wash basin with useful drawer storage. Mirrored medicine cabinets, a vanity mirror, shaver points, a chrome heated towel rail, panelled walls and recessed ceiling lighting add both practicality and a smart, modern finish.

Residents have access to an impressive range of communal facilities, including a residents' lounge, shared kitchen, laundry room, guest suite, lift, landscaped gardens and parking area. The development also benefits from on-site management and a 24-hour emergency call system, offering additional reassurance while maintaining residents' independence.

Outside, the attractive communal grounds are professionally maintained as part of the service charge and include established planting, seating areas, resident parking bays and communal refuse storage. The apartment's private patio sits immediately beside the gardens and provides direct access towards the gated Tessier Gardens, renowned for their peaceful atmosphere, mature planting, fernery and historic sun temple.

Offered with no onward chain, this exceptional retirement apartment represents an ideal opportunity for anyone seeking secure, low-maintenance living in one of the area's most desirable locations.

Material Information (Subject to Legal Verification)

Tenure: Leasehold

Council Tax Band: B

Lease Length: 125 years from 2003

Management Company: FirstPort

Service Charge: £4,134.02 per annum

Ground Rent: £827.31 per annum

Age Restriction: Retirement development for residents aged over 60

Furnishings: Available fully furnished

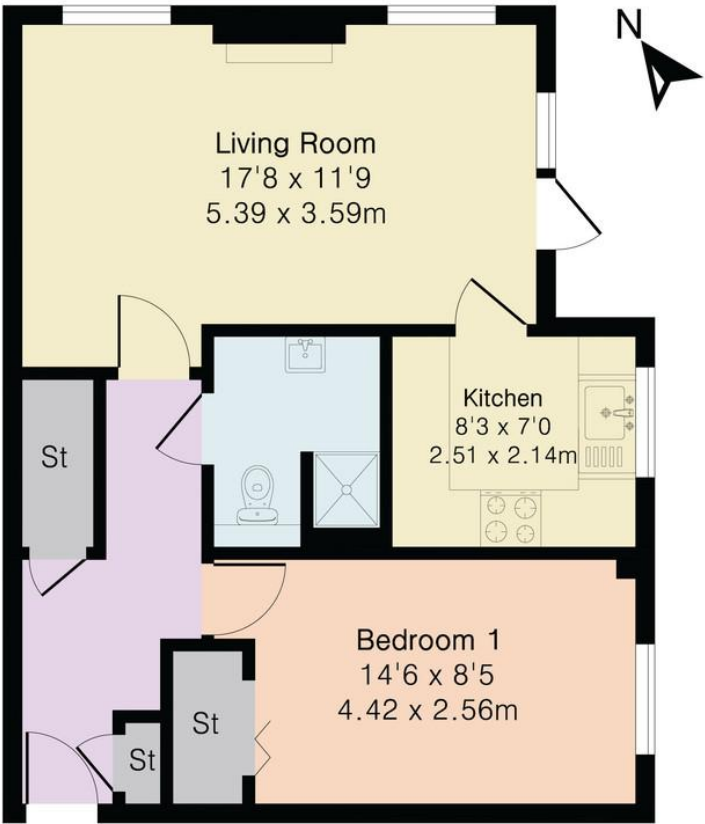
Parking: Residents' parking area

All leasehold charges, lease terms, age restrictions, furnishings and associated information should be verified by the buyer's legal representative before exchange of contracts.



the floorplan...

Approximate Gross Internal Area 529 sq ft - 49 sq m



Ground Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





the location...

Travel

Manor Road Cary Park
0.08 mi • Bus stop or station

Town Hall, Manor Road
0.09 mi • Bus stop or station

Torquay Rail Station
1.57 mi • Train station

Exeter International Airport
18 mi • Airport

M5
14 mi •

Schools
Abbey School
0.14mi •

Homelands Primary School
0.28mi •

Please check Google maps for exact distances and travel times.

Property postcode: TQ1 3JJ



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.

As part of the service we offer we may recommend ancillary services to you which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we will receive a referral fee. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services, but where you do you should be aware of the following referral fee information. You are also free to choose an alternative provider. To find out more about this, please speak to a member of the team.



Need a more complete
picture? Get in touch with
your local branch...

Tel 01626 870 870
Email teignmouth@completeproperty.co.uk
Web completeproperty.co.uk

Complete
13 Wellington Street
Teignmouth
Devon
TQ14 8HW

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.