





4 Tor Manor Tor Church Road

Torquay

Number 4 Tor Manor is an impressive contemporary townhouse forming part of an exclusive gated development of just nine individual homes, built approximately six years ago by Nirvana Homes, an award-winning local family developer.

Now offered to the market as a resale, the property has the benefit of the remainder of its original 10-year structural guarantee and has been further improved by the current owners since purchasing it from new. In particular, they have introduced a considerable amount of additional storage throughout the property, making the accommodation notably practical as well as stylish.

Tor Manor itself is an attractive and distinctive development, traditionally block built and arranged around a private gated courtyard within the Tormohun Conservation Area. Its elevated setting overlooks the historic churchyard and grounds of the Grade II* listed Church of St Andrew and occupies a site with an interesting connection to the original Manor of Torre.

The accommodation is arranged over multiple levels and has been designed to provide a generous amount of living space while making good use of natural light and the elevated outlook.

The interior retains the high-quality specification associated with the original development, including a well-appointed kitchen with



GARDEN

Tor Manor is approached through secure electronically controlled gates opening into an attractive private courtyard serving just nine homes. Number 4 benefits from its own private outside areas together with terraces/balconies that provide additional space to sit outside and enjoy the elevated surroundings. Parking is provided within the gated development, with the communal driveway, courtyard, gates and shared areas maintained through the residents' management arrangement. The development also retains a strong connection with the history of the site, with substantial stone boundaries and the restored historic fountain feature associated with the original Manor of Torre. The result is a development that feels considerably more established and individual than a typical modern housing scheme.

ALLOCATED PARKING

2 Parking Spaces

SECURE GATED



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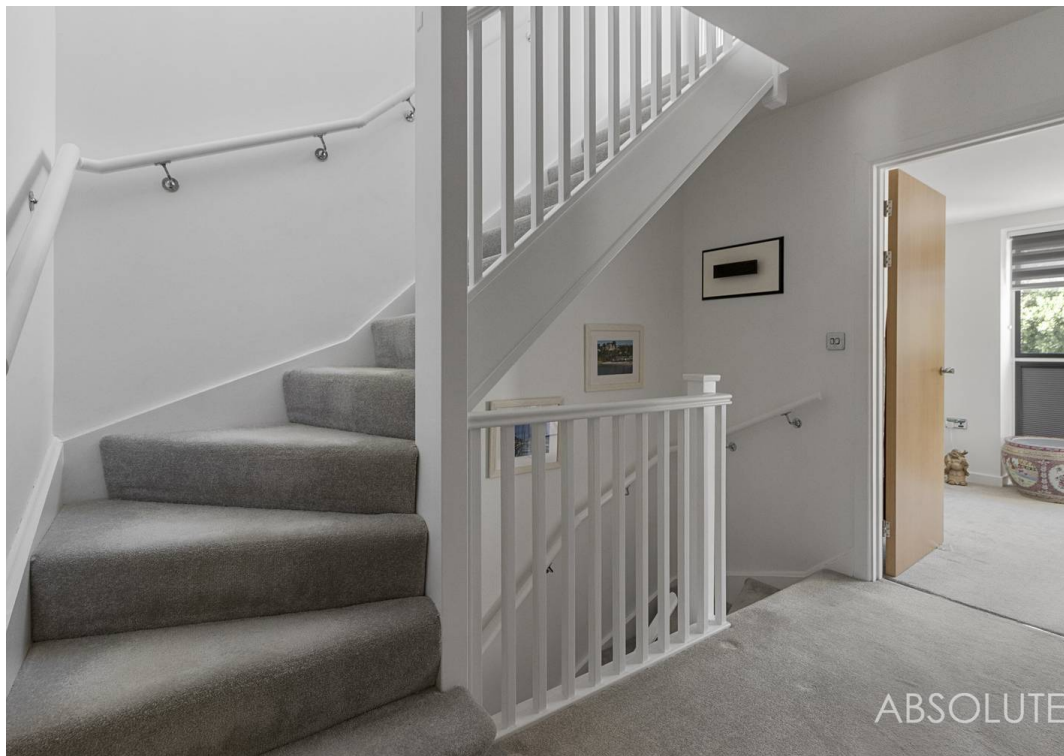
Tor Manor occupies a distinctive position within the Tormohun Conservation Area, close to the historic centre of Torre and within easy reach of Torquay's town centre and seafront. The development overlooks the grounds of the Grade II* listed Church of St Andrew, formerly the medieval parish Church of Torre. The surrounding area has considerable historical significance and formed part of one of Torquay's earliest settlements. Everyday amenities can be found nearby on Lucius Street, while Torquay town centre provides a broader selection of shops, cafés, restaurants and services. The Riviera International Centre and TLH leisure complex are also within convenient reach and provide a range of swimming, fitness, leisure and recreational facilities. Torquay's seafront, harbour and marina are easily accessible and form one of the principal attractions of the English Riviera, with a wide choice of waterfront restaurants, bars, coastal walks, beaches and water-based activities.

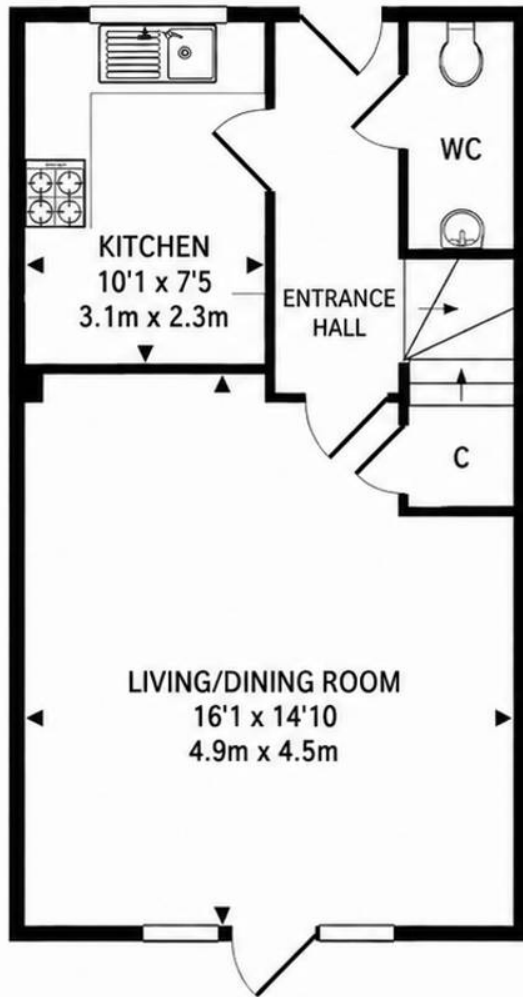
- Exclusive gated development of only nine homes
- Offered chain free
- Contemporary freehold townhouse
- Remainder of 10-year structural guarantee



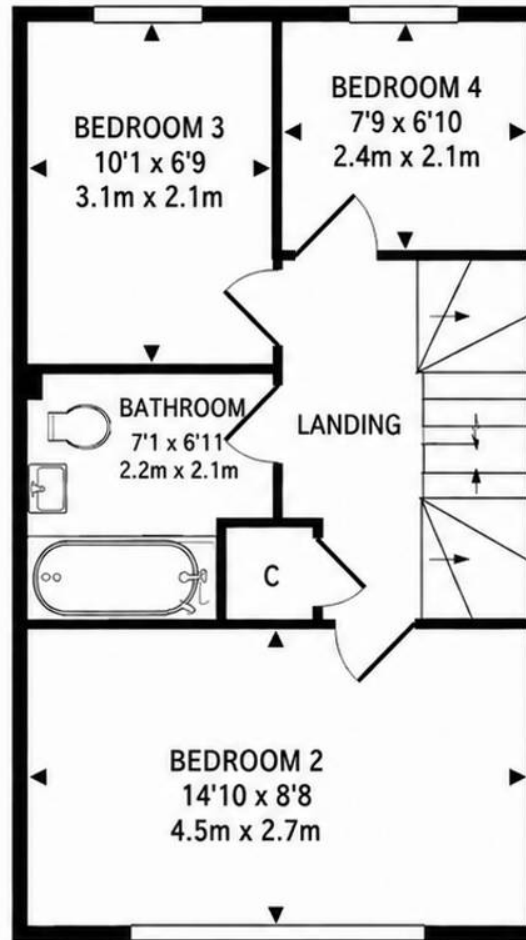


ABSOLUTE





GROUND FLOOR
APPROX. FLOOR
AREA 384 SQ.FT.
(35.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 385 SQ.FT.
(35.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 280 SQ.FT.
(26.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1050 SQ.FT. (97.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Absolute Sales & Lettings

Absolute Sales & Lettings Ltd, 13 Ilsham Road - TQ1 2JG

01803 214214

torquay@movewithabsolute.co.uk

movewithabsolute.co.uk/

