JOHN COUCH
THE ESTATE AGENT

6 Rutland Heights Daddyhole Road
Torquay Devon
£465,000 Leasehold

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A spacious three bedroom duplex apartment in a recently converted Victorian Seaside Villa with private south facing sun terrace and allocated parking, close to Meadfoot Beach and Daddyhole Plain

- Spacious duplex apartment with large private sun terrace
- Flexible living spaces ■ 3 double bedrooms ■ 3 baths (2 en-suite)
- Allocated parking ■ Communal grounds
- Conservation area close to harbour and beaches

FOR SALE LEASEHOLD
Rutland Heights is a small development of exclusive homes comprising six apartments complemented by four contemporary homes all set within walled south-facing communal gardens. Each apartment has been uniquely crafted from a handsome Victorian Villa with care taken to preserve original details and with modern interventions such as underfloor heating and double-glazed windows providing modern day comforts.

This unique apartment occupies some of the principal rooms of the original villa which allow direct access to the large south facing private sun terrace. With three bedrooms and bathrooms and allocated parking, this well designed duplex apartment provides a distinctive home for a relaxed, laid back lifestyle.

LOCATION
Rutland Heights is moments from the vantage point at Daddyhole Plain where there are fabulous views around the bay and where the South West Coastal path leads to Meadfoot Beach in one direction and Torquay Harbour in the other. This location is within the Lincombes Conservation area sought after for its heritage architecture, peaceful ambience and easy proximity to the harbourside and beaches.

There is a local bus service in the vicinity and the nearby village style community of Wellswood caters to everyday needs with excellent restaurants, pub, cafes and shops including French patisserie, delicatessen, convenience stores, pharmacy, post office, salons and Church. At Meadfoot beach there is a waterside café and there are hotels in the immediate vicinity with sea facing dining terraces open to the public.

INTERIOR
Approached over a smart brick-paved driveway the impressive entrance to the villa is accessed via twelve steps that lead to the front door which opens to the magnificent communal hall.

The door to number six can be found to the right side and opens to a hallway where immediately ahead is the kitchen/breakfast room which has been well-fitted with contemporary grey units to two sides with contrasting white quartz countertops. There is a good range of integrated Neff appliances and space to place a breakfast table and chairs. The full length double glazed doors give direct access to the large terrace and flood the room with natural daylight.

This room is linked to the living/dining room by an archway with glazed pocket doors allowing the rooms to be connected or concealed depending on the mood.

VIEWING BY APPOINTMENT ONLY

The living/dining room is naturally zoned to provide space for a large refectory style dining table and chairs at one end with comfortable seating arranged for enjoyment of the view across the terrace to the communal gardens at the other. The period ambiance creates a haven for relaxation whilst the unfolding space that can be created provides a superb area for socialising and entertaining family and friends.

Returning to the hall the stairs descend to the garden level where the hallway has some storage cupboards and there are three double bedrooms and a smart, contemporary family bathroom. The principal bedroom has an en-suite shower, with a fully glazed door opening to a terrace on the west side of the house. Bedroom two also has an en-suite shower, built-in storage cupboards and a double glazed door opening to the east side of the house.

OUTSIDE
The large terraces sit to the south side of the apartment and provide a wonderful space to enjoy the sunshine and views across the communal gardens. Steps lead directly down to the garden pathway where the well maintained grounds are not only sheltered but are blessed with a good deal of available sunshine. The apartment has an allocated parking space with unrestricted on road parking outside the development.

The development has a bin store and a separate secure bicycle storage area.

RESORT / AREA
Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS
Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired boiler with under floor heating.

CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2026/2027 £2,456,99)

MOBILE PHONE COVERAGE 02 EE, Three and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENACE/LEASE TERMS
£1537.89 per annum. 999 years from 1/1/2021, lease expiry date 01/01/3020, 995 years remaining. The owners are currently in the process of purchasing the Freehold for the apartment.

TERMS Holiday and short term letting is permitted, well behaved pets are allowed with the consent of the Management Company.

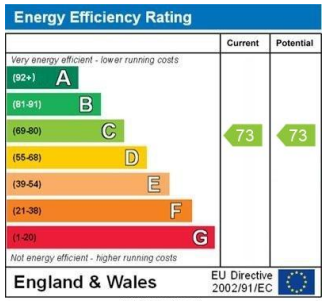
GO SCUBA DIVING

THE CARY ARMS
BABBACOMBE DEVON
TORQUAY
THE ENGLISH RIVIERA

Approximate Gross Internal Area 1320 sq ft - 122 sq m

Garden Level Area 705 sq ft – 65 sq m

Ground Floor Area 615 sq ft – 57 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer

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Whilst every effort 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.

J029 Printed by Ravensworth 0191 917 9331

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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.