



Basement Flat 50 Meadfoot Lane, Torquay, Devon TQ1  
2BP

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An immaculate 1 bedroom apartment situated in a picturesque residential area, within walking distance of the harbour.

Exeter 22 miles | Dartmouth 11 miles | Totnes 10 miles

- Within walking distance of the town and harbour
- Central heating
- Double glazing
- Private patio
- Double bedroom
- Available
- Tenant fees apply
- Council tax band: A
- 6 / 12 Months plus
- Deposit: £836

£725 Per Calendar Month

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## SITUATION & DESCRIPTION

This immaculate 1 bedroom apartment is situated in a picturesque residential area, renowned for quality properties and is within short walking distance of the harbour, town, waterside shops and restaurants in one direction, and Meadfoot Beach and the South West Coast Path in the other.

The property has been separated to create a basement floor apartment and a house above. The apartment is spacious with one bedroom, completely separate from the main house and it has its own entrance.

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

The lower ground floor apartment is completely separate from the main house. It is a spacious one bedroom apartment, with kitchen/breakfast room.

When entering the apartment, it leads into a entrance hall with a door opening straight into a good size lounge. The kitchen comprises of wall and floor units and space for an electric oven, fridge freezer and washing machine. A door leads to the private front patio. The shower room leads off the kitchen, with WC, heated towel rail and wash hand basin. The bedroom is a double room with a window overlooking the patio with two freestanding double wardrobes.

## OUTSIDE

To access the apartment there are steps down to the rear of the property, between the entrance to the main house and the parking area for the main house. There is no parking with this property but there is on road parking via permit parking and a permit can be obtained from Torbay District Council.

Accessed from the Kitchen is a private patio which benefits from afternoon sun, with space for a small table and chairs and pots. The patio to the rear of the main building belongs to the occupiers of the house.

## SERVICES

Mains gas, electric, water and drainage. The gas and water is shared with the upstairs property and the bills will be split via a percentage calculation. Council tax band A: Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

## DIRECTIONS

From Stags Torquay office and Torquay harbour follow up Torwood Street (A379) away from the harbour. At the traffic lights turn right on to Meadfoot Road, then right again onto Parkhill Road. Then take the second turning on your left onto Meadfoot Lane and you will find the property shortly on your left

## LETTING

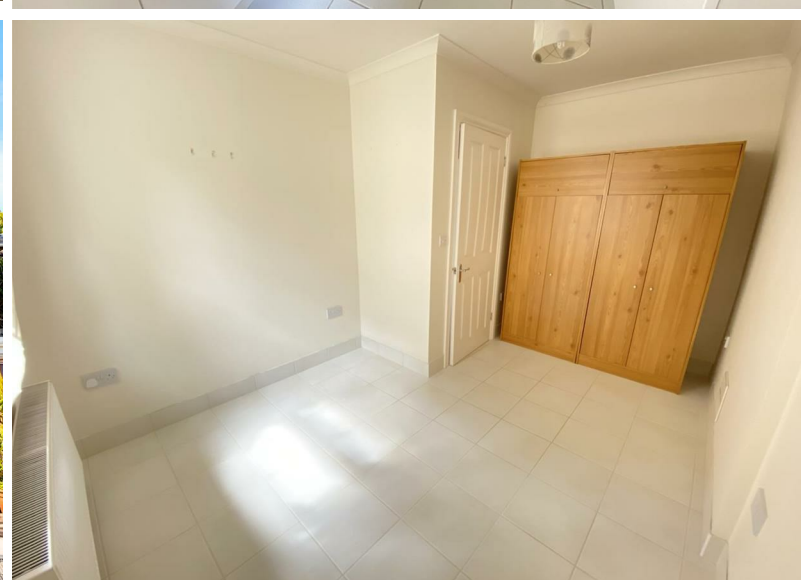
The property is available to let on a assured shorthold tenancy for 12 months plus, unfurnished and available from mid April. RENT: £725.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £836.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 41.9 sq m / 451 sq ft

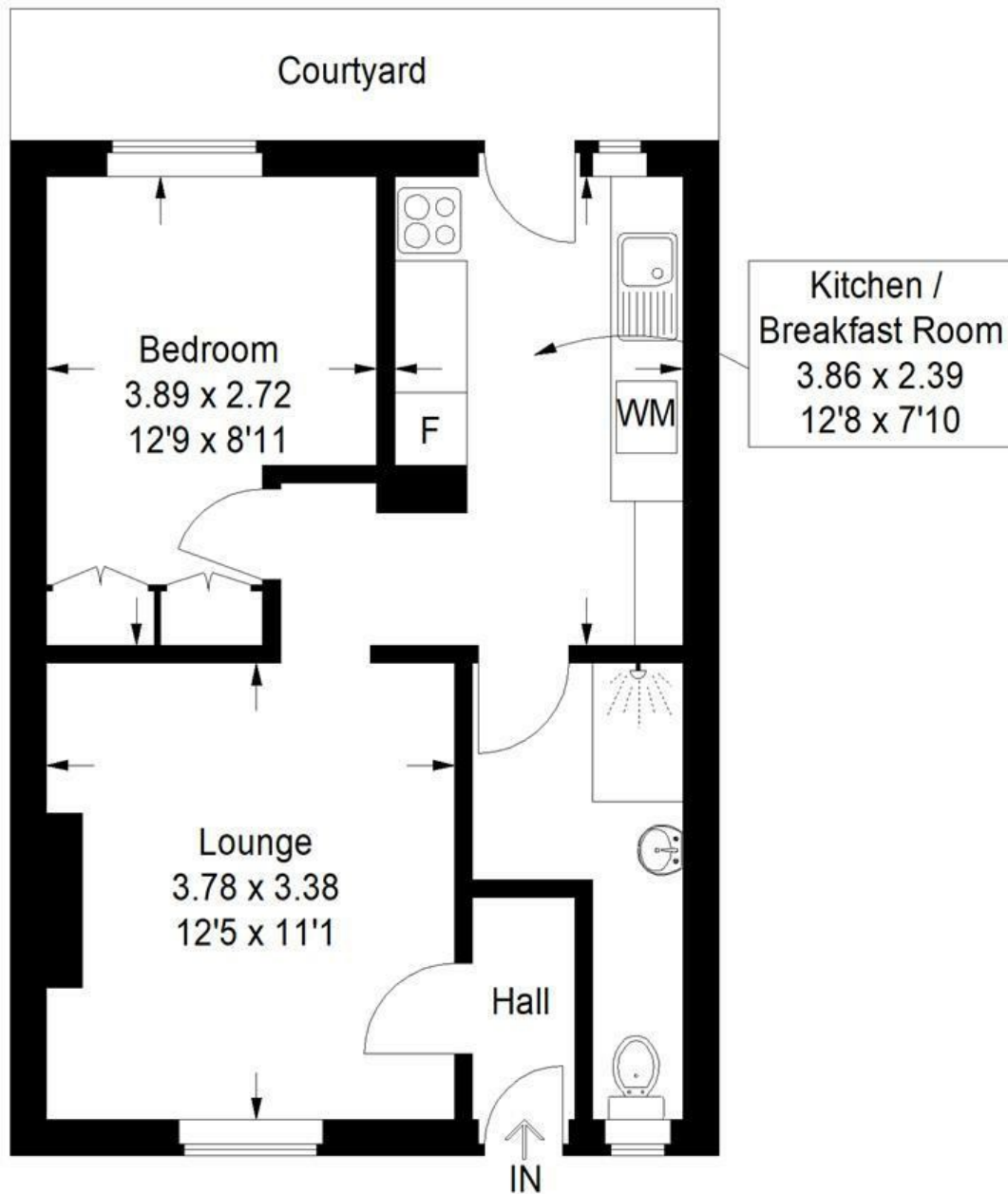


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID751495)



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Energy Efficiency Rating		Current	Potential
392 plus	A		76
131-391	B		
89-130	C	65	
55-88	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs  
EU Directive 2002/91/EC  
England & Wales