



5 Rutland Heights,





# 5 Rutland Heights,

Torquay, TQ1 2ED

Newton Abbot 8 miles, Exeter 24 miles, Plymouth 34 miles,  
Totnes 10 miles

Welcome to a delightful garden flat situated in Rutland Heights, an exclusive development offering a blend of historical charm and modern convenience. This unique enclave features a bespoke mix of beautifully crafted apartments within a meticulously restored Victorian villa, all nestled within walled south-facing communal gardens.

- Stunning Three Bedroomed Garden Flat
- Modern Development with Character Features
- Prime Location of Daddyhole Plain
- Close to Good Walks and Stunning Views
- Council Tax Band D
- Private Access with Secluded Courtyard
- Immaculately Presented Throughout
- Under Floor Heating & Double Glazed
- Leasehold, Service Charge £1,500p.a. G/Rent £250p.a.
- Allocated Parking

## Offers In Excess Of £475,000

### SITUATION & DESCRIPTION

Welcome to a delightful garden flat situated in Rutland Heights, an exclusive development offering a blend of historical charm and modern convenience. This unique enclave features a bespoke mix of beautifully crafted apartments within a meticulously restored Victorian villa, all nestled within walled south-facing communal gardens. The accommodation briefly consists of three spacious double bedrooms with a contemporary ensuite to bedroom one a generous open-plan living area, with spaces for a modern fitted kitchen, dining area and living spaces. It offers a modern bathroom, a convenient utility room, an inviting entrance terrace, a charming and secluded courtyard garden, and a dedicated parking space. The apartment has been lovingly enhanced and thoughtfully presented by the current owners and also includes new double-glazed windows and underfloor heating, blending elegance and comfort seamlessly.

Rutland Heights enjoys a prime location just moments from the stunning Daddyhole Plain, offering breathtaking views around the bay. Residents can easily access the South West Coastal Path, which leads to the popular Meadfoot Beach in one direction and the bustling Torquay Harbour in the other all nestled within the prestigious Lincombes Conservation Area. 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

Access to the property is via a brick-paved driveway, the property enjoys a private entrance terrace accessed by a few steps. The front door opens to the winding hallway with doors to all rooms with windows allowing natural light to flood through via the private courtyard garden. A practical utility room, equipped with fitted cupboards, a sink, and space with plumbing for laundry appliances provides extra storage and an ideal boot room. Bedroom two is situated at the front of the apartment, featuring a window that overlooks the entrance, currently being utilised as a home office and guest bedroom. This bedroom benefits from a Jack and Jill style bathroom with further access from the hallway. the modern fitted bathroom features a three piece suite with WC, wash hand basin with built in vanity storage below and a enclosed bath with shower above, with a heated towel rail and under floor heating. Bedroom three, is another comfortable double room which overlooks the pretty rear courtyard and is presently a dressing room, offering a touch of luxury and versatility. Drift along the hallway to the principal bedroom a peaceful haven designed for relaxation, offering views over the courtyard garden. This elegant room features its own private ensuite shower room, with a modern three piece suite comprising a W/C, wash hand basin with vanity storage below and a large shower cubicle, fully tiled again with underfloor heating as with the rest of the property for a touch of luxury. The generous living space is thoughtfully designed with distinct areas for the kitchen, dining, and living room. The contemporary kitchen is well-appointed with sleek white units and integrated appliances, including a fridge/freezer, dishwasher, oven, separate microwave, induction hob with extractor hood above. The kitchen is open to the dining area making for a seamless flow with ample room for a table and chairs, perfect for family meals and gatherings. The sitting area is bathed in afternoon sunshine from the large bay window, providing excellent space for furniture. The spacious and open-plan layout is ideal for socializing and entertaining family and friends.

OUTSIDE

An entrance terrace provides space for planters and pots, while the rear hallway opens to a charming and secluded courtyard perfect for al-fresco dining. This area also features a concealed storage section, ample room for any extra gardening tools and furniture. The villa's residents enjoy a large communal Southerly facing garden, exclusive to the development. These well-maintained grounds are sheltered and receive plenty of sunshine year round. Mature shrubs and trees offer year-round interest, complemented by garden benches for relaxation. The development also includes a bin store and a secure bicycle storage area, ensuring convenience and practicality for all residents.

SERVICES

Mains Water, Gas, Electricity, & Drainage. Gas fired boiler with underfloor heating. Superfast broadband available in the area with Openreach. Mobile coverage is limited with EE, Three and Vodafone

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

TENURE

Service Charge £1,500 p.a. Ground Rent £250 p.a. Lease 979 years remaining. Holiday and short term letting permitted, well behaved pets are allowed with the consent of the Management Company.

DIRECTIONS

Head north-west on Strand/A379 towards Vaughan Parade, Continue to follow A379, At the roundabout, take the 3rd exit onto Cary Parade/A379, Continue to follow A379, At the roundabout, take the 2nd exit onto Victoria Parade, Turn left onto Beacon Hill, Merge onto Parkhill Rd, Turn right onto Daddyhole Rd, Destination will be on the left.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

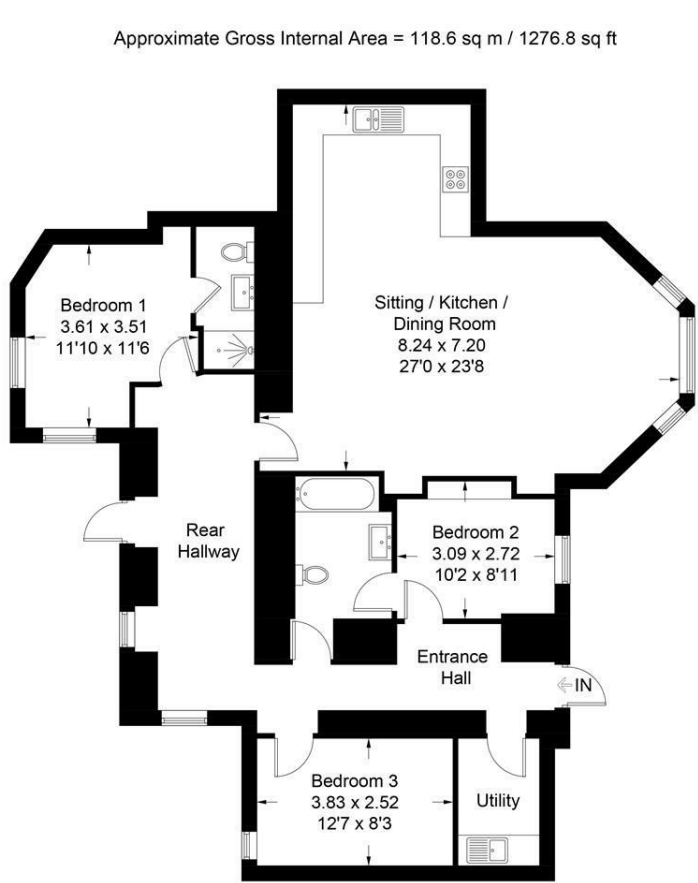


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Current	Potential	
73	73	
England & Wales		
EU Directive 2002/91/EC		

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Ground Floor

Illustration for identification purposes only, measurements are approximate,  
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