



Salty Dog 3 Cliff Heights



SITUATION AND DESCRIPTION

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.

The Salty Dog is a newly constructed purpose built, spacious 2 bedroom apartment with panoramic sea views, open plan living accommodation with a great size balcony to enjoy the breath-taking views of Tor Bay.

ACCOMMODATION

On entering the apartment in the spacious entrance hall, with a cupboard housing the boiler and space for shoes and coats. The kitchen comprises of floor and wall mounted white high gloss units with a half bowl stainless steel sink, integrated dishwasher, electric oven and fridge freezer and ample space for a breakfast table. Leading onto the spacious open plan living room, with double doors leading out onto the balcony.

Stairs leading to the first floor landing with 2 double bedrooms, 1 to the back of the property and 1 at the front

enjoying the stunning views over Tor Bay. The family bathroom comprises of a white panelled bath with shower over, wash hand basin and WC.

OUTSIDE

Private balcony with ample space for table and chairs, perfect for al fresco dining with stunning views over Tor Bay.

VIEWINGS

Strictly by prior appointment with Stags on 01803 200160

SERVICES

Mains water, electricity, drainage and gas. Gas central heating.

DIRECTIONS

From Stags Torquay office proceed along the Torbay Road (B3199) past the Princess Theatre. At the traffic lights turn sharp right (almost back on yourself) onto Shedden Hill Road, climb the hill and take the first right into Warren Road, where you will find Cliff Heights situated on the right hand side.

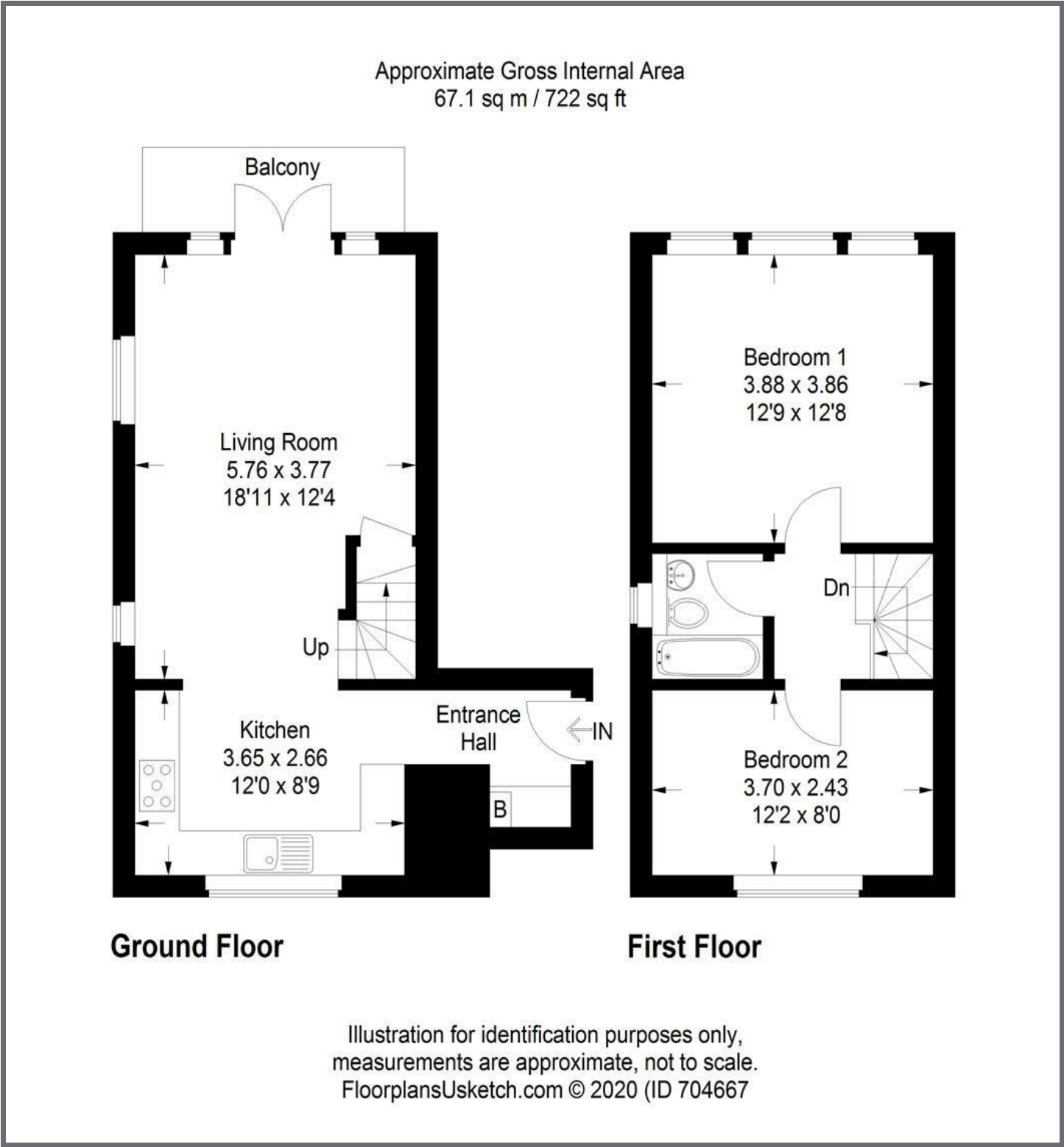
Exeter 22 miles Dartmouth 11 miles Totnes 10 miles

A beautifully presented 2 bedroom apartment with panoramic views over Tor Bay and walking distance to the seafront

- Stunning Panoramic Sea Views
- Easy Access to Torquay Harbour & Sea Front
- 2 Double Bedrooms
- Spacious & Light
- Open Plan Living Area
- Balcony
- Family Bathroom

**Offers In Excess Of
£300,000**






These particulars are a guide only and should not be relied upon for any purpose.

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		77	78
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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