



3 Montpellier Road





# 3 Montpellier Road

Torquay, Devon, TQ1 1DL

Newton Abbot 7 miles Exeter 23 miles Totnes 9 Miles

A Grade II listed harbourside apartment offering elegance, with period features and modern finishes, private balcony, stunning sea views & off-street parking.

- Breathtaking Sea View
- Private Sea Facing Balcony
- Split level Apartment/Maisonette
- Leasehold
- Council Tax Band B
- Off-street Parking
- Character Features Throughout
- Modern Kitchen & Bathrooms
- EPC: Exempt

## Guide Price £425,000

This elegant Grade II listed apartment combines beautifully presented, light-filled accommodation with a tasteful modern finish that complements its impressive original period features. The layout is well balanced and flows effortlessly throughout, with high ceilings, ornate cornicing and character details adding to the sense of grandeur. A particular highlight is the direct access to a private balcony enjoying stunning views across Torquay Harbour and the coastline beyond.

The apartment occupies a prime waterside position, just a short stroll from Torquay's vibrant harbourside, renowned for its cafés, restaurants, shops and art galleries. Accessed via a private driveway providing two rare tandem off-street parking spaces, a gated entrance leads to a private terrace and the front door. Inside, the ground floor offers a useful porch, cloakroom and a utility/storage cupboard, before steps rise to the impressive first-floor hallway with its grand staircase.

The main living accommodation is both elegant and practical. The spacious living and dining room enjoys triple sash windows framing glorious sea and harbour views, with a feature original stone fireplace forming a striking focal point. Adjacent is a generous kitchen/breakfast room, fitted with modern wall and base units, granite worktops and a central island, along with integrated appliances and space for casual dining.

The second floor provides two well-proportioned double bedrooms, both benefitting from sliding doors onto the private balcony. The principal bedroom features a dressing area and a stylish ensuite bathroom, while the second bedroom enjoys built-in wardrobes and equally impressive views. A separate modern shower room and excellent built-in storage complete the accommodation.

Externally, the property benefits from a private entrance, an outdoor seating area, the balcony with panoramic coastal views, and the valuable advantage of off-street parking. Situated close to Torquay Marina, the Princess Theatre and excellent transport links, this exceptional apartment offers a rare opportunity to enjoy refined coastal living in one of Torquay's most sought-after locations. EPC exempt.









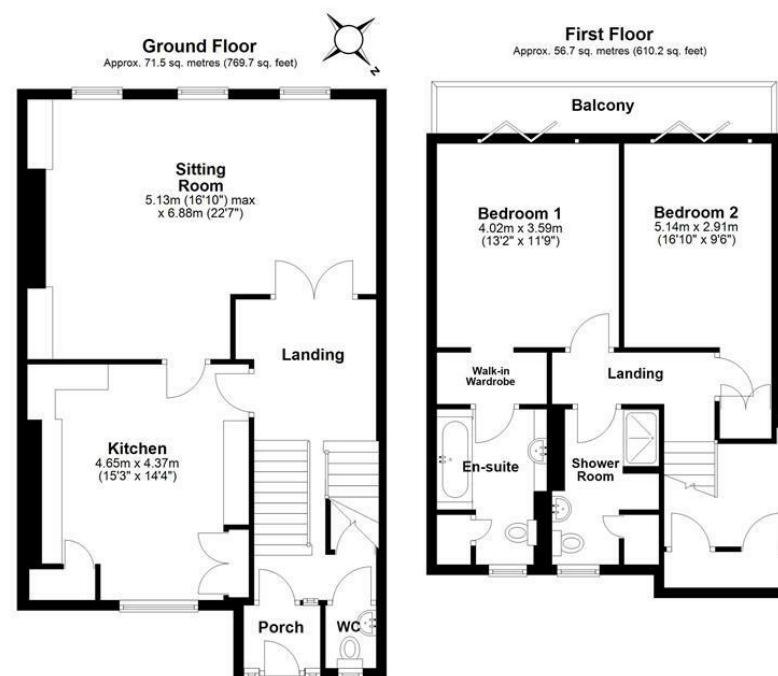
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Total area: approx. 128.2 sq. metres (1379.9 sq. feet)



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