



Flat 3, 178 St. Marychurch Road

Flat 3, 178, St. Marychurch Road, Torquay, TQ1 3JT



Shaldon 5 miles Totnes 10 miles Exeter 21 miles

Impressive modern two/three-bedroom first floor apartment located in one of Torquay's most sought-after districts, offered with no forward chain.

- Two/Three Bedrooms (Ensuite to Principal Room)
- Modern First Floor Apartment
- Private balcony & Communal Garden
- No Forward Chain
- Immaculately Presented
- Allocated Parking
- Short Walk to Local Amenities
- Service Charge £1633
- Council Tax Band D
- Leasehold 999 yrs from 2016

Guide Price £310,000

SITUATION & DESCRIPTION

Impressive modern two/three-bedroom first floor apartment located in one of Torquay's most sought-after districts, offered with no forward chain. Ideally located just a short, level stroll from the popular St Marychurch village precinct, the property is also within easy reach of the picturesque Babbacombe Downs and a wide range of local amenities. The property briefly comprises of two double bedrooms, the principal bedroom boasting an ensuite shower room, with a separate dining room serving as a potential third if required. A generous living room boasts a private balcony with an adjoining modern fitted kitchen benefitting from contemporary sleek units providing ample storage and integral appliances. A three piece suite main bedroom completes the accommodation. Outside this stunning property further benefits from allocated parking and a communal garden. Immaculately presented throughout this first floor apartment affords an ideal opportunity for the right buyer in a superb and convenient location.

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

Upon entering the property, the entrance hall greets you with a security entry system, central heating radiator, smoke alarm, inset spotlights, and stylish wood flooring. A double-doored storage cupboard provides practical storage, while doors lead to all rooms. The lounge boasts inset spotlights, wooden flooring, a TV aerial point, and a large uPVC double-glazed picture window to the front. A uPVC double-glazed sliding patio door opens onto a private balcony, which features a sleek chrome and glazed balustrade and decked flooring, the perfect spot for your morning coffee. The versatile dining room, which can also serve as a third bedroom, features uPVC double-glazed picture windows to the front, a central heating radiator, spotlights to the ceiling, and wooden flooring. The kitchen features a range of sleek white modern units with complementary worktops and splashbacks, a bowl-and-a-half stainless steel sink with mixer tap, a gas hob with an electric oven below and extractor fan above, integrated appliances including a fridge, freezer, dishwasher, and washing machine, a uPVC double-glazed side window, ceiling spotlights, tiled flooring, courtesy lighting, and a central heating radiator.

The spacious main bedroom features a uPVC double-glazed window to the side aspect, a central heating radiator, and ceiling spotlights. The bedroom benefits from an ensuite shower room fitted with a modern white suite, including a low-level WC, pedestal wash hand basin with mixer tap, and a corner shower cubicle. Additional features include floor tiling, a wall-mounted mirror with light and shaver point, an extractor fan, ceiling spotlights, and a chrome ladder-style towel rail. The second bedroom offers a uPVC double-glazed window to the side aspect, a central heating radiator, and ceiling spotlights. The main bathroom is fitted with a contemporary white suite comprising a panelled bath with a shower on mixers, a low-level WC, and a pedestal wash hand basin with a mixer tap and wall-mounted mirror. The space is enhanced with tiled splashbacks, floor tiling, an extractor fan, ceiling spotlights, and a chrome ladder-style towel rail.

OUTSIDE

The property features allocated parking at the front, convenient bin stores to the side, access to beautifully maintained communal gardens at the rear, and an outdoor water tap for added practicality.

SERVICES

Mains water, mains drainage, mains electricity, mains gas. Up-to Ultrafast Broadband available in the area with Openreach. Mobile Coverage likely with EE and Three.

TENURE

Leasehold 999yrs
Service Charge £1,490.77 p.a.

* INVESTMENT OPPORTUNITY *

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LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201 201 E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENTS

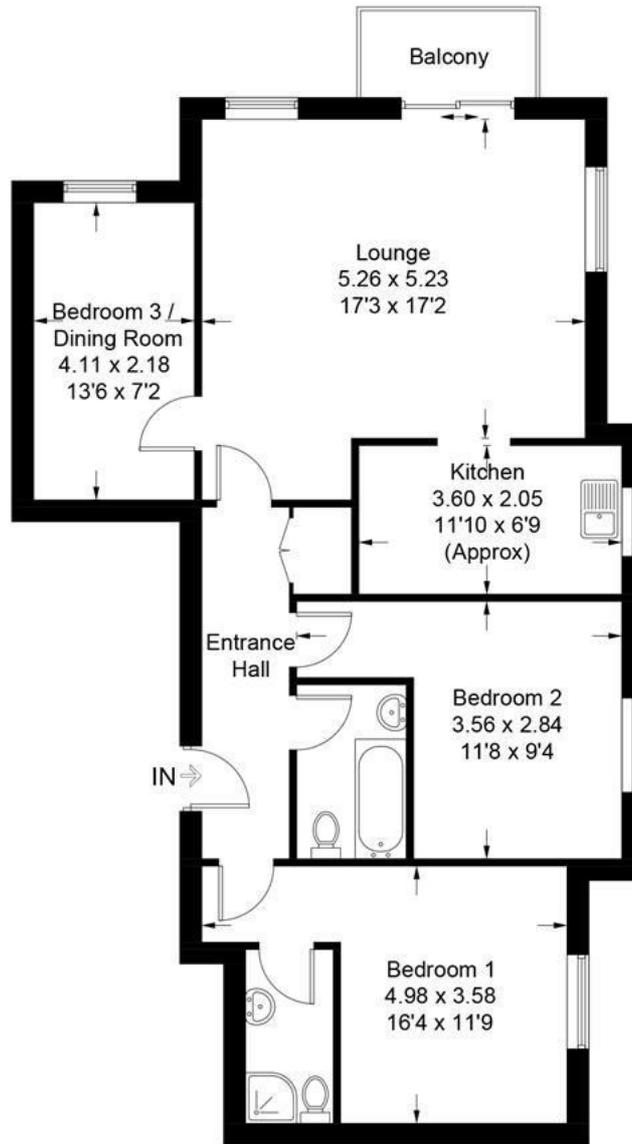
Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

The property can be found at the southern end of St Marychurch Road which links Torquay town centre and St Marychurch.



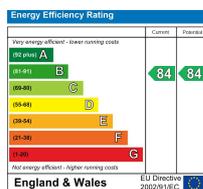
Approximate Gross Internal Area = 94.6 sq m / 1018 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1147416)

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