



SUMMARY

Stunning Chain Free, Grade II Listed Garden Apartment | Allocated Off-Street Parking for One Vehicle | South-Facing Private Garden | Elegant Sitting Room with French Doors to Garden | Updated Kitchen | Contemporary Four-Piece Bathroom Suite | Prime Location Near St Marychurch and Babbacombe

Visit our website for the current price:
www.danielhobbin.uk/P-RS0457/

Address: Westhill Road, St Marychurch, Torquay,
TQ1 4NS

Property type: Apartment

Tenure: Share of Freehold

Council tax band: D

EPC: E

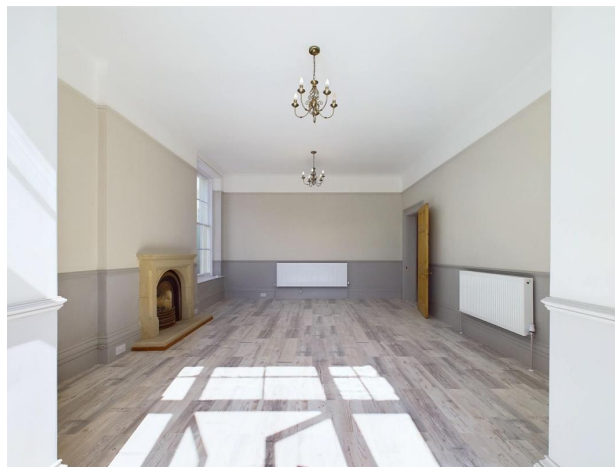
Bedrooms: 3

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

This stunning three-bedroom garden apartment, located within a sought-after area and within easy walking distance of St Marychurch and Babbacombe, exemplifies Victorian charm. Occupying the ground floor of a Grade II listed villa, the property showcases generous living spaces with impressive ceiling heights, complemented by original period details. The apartment has been meticulously renovated, featuring an updated kitchen with integrated appliances, a contemporary four-piece bathroom, and an en-suite shower room to the third bedroom. The sitting room is particularly inviting, with French doors leading directly to a fully enclosed, south-facing private garden. The property also offers off-street parking for one vehicle and is available with no onward chain, providing a rare opportunity to acquire a beautifully restored home in a prime location.

Ideally situated, the property is just a short level walk from the vibrant St Marychurch village precinct and Plainmoor amenities. These areas collectively offer an extensive range of shops, including a supermarket, as well as medical practices, churches, and banking facilities. St Marychurch itself, known for its quaint village ambiance, is home to a variety of locally owned shops and amenities, with the Torquay Golf Club nearby. The scenic

beauty of Babbacombe Downs and the shingle beaches of Oddicombe and Babbacombe are also within easy reach, accessible via woodland paths or the historic Cliff Railway. This desirable location offers both convenience and charm in one of Torquay's most sought-after areas.

Council Tax Band: D (Torbay Council)

Tenure: Share of Freehold (176 years)

Service Charge: £2,000 per year

There are 199 years remaining on the lease as of 1 July 2001.

Parking options: Driveway

Garden details: Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Restrictions: Listed building

Broadband options available at the property include:

- * Standard broadband (19Mbps download, 1Mbps upload).

- * Superfast broadband (80Mbps download, 20Mbps upload).

- * Ultrafast broadband (1800Mbps download, 220Mbps upload).

Entrance: Approached via a shared gravelled driveway, the property welcomes you with its

original and distinguished portico, showcasing a tastefully tiled floor. Entering through a substantial, obscure-panelled door, you are greeted by a grand reception hall that epitomizes elegance. The hall boasts a lofty coved ceiling, along with a picture rail and dado rail that underscore its timeless appeal. Recently installed, waterproof wood-effect flooring seamlessly combines style with practicality. A radiant chandelier adorned with crystals and a discreetly positioned radiator complete this impressive space, setting the tone for the entire property.

Sitting room: This elegant sitting room enjoys a double aspect, with a side window and a spacious walk-in bay that features French doors opening onto the private garden, offering a seamless blend of indoor and outdoor living. The bay also provides direct access to the kitchen. The room's lofty ceiling height, paired with picture rails and dado rails, enhances its refined atmosphere. At the heart of the space is a Minster-inspired fireplace, showcasing an inset living flame coal-effect gas fire. The sitting room, echoing the reception hall style, is finished with brand new waterproof wood-effect flooring and includes two central heating radiators, ensuring warmth and comfort throughout.

Kitchen: Cleverly reconfigured by the current owner, the kitchen now offers expanded countertop space and increased storage capacity. The main kitchen area is outfitted with glossy white wall and base units. These units are set off by contrasting wooden countertops that provide a warm touch. A chic ceramic one and a half sink with a drainer is situated beneath a window that overlooks the rear garden, filling the space with natural light. The kitchen is well-equipped with integrated appliances, including a fridge/freezer, dishwasher, electric oven, and a countertop induction hob with an extractor above. Additionally, there is designated space and plumbing for a washing machine. Adjacent to the main kitchen, a secondary kitchen area offers further countertop space, complete with matching units. It is accessible from the reception hall through an open archway. Both areas are unified by brand new waterproof wood-effect flooring, blending functionality with contemporary design.

Bedroom one: This spacious and impressive bedroom boasts a lofty ceiling and a tall window, which allows natural light to fill the room. The window is elegantly fitted with wooden shutters, enhancing privacy and style. The focal point of the bedroom is a charming feature fireplace with an oak surround, housing an electric

fire stove. This adds warmth and character to the space. Flanking the fireplace are twin built-in glazed wardrobes, offering ample storage while maintaining the room's sophisticated aesthetic.

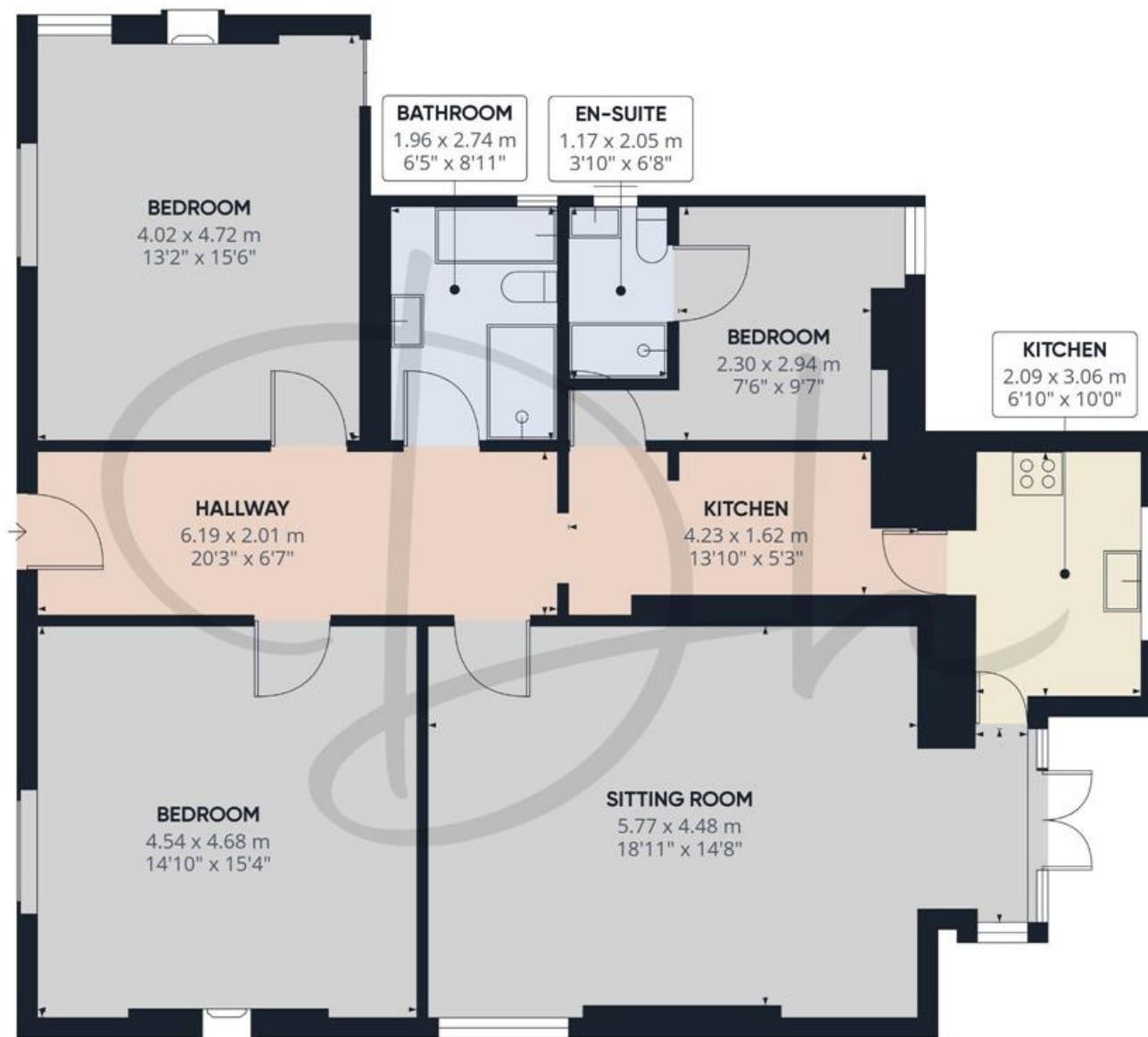
Bedroom two: A spacious bedroom that exudes character, highlighted by a Victorian-style decorative cast iron fireplace, elegantly framed by an oak surround, reflecting the villa's heritage. The room is bathed in natural light, courtesy of its dual aspect windows, contributing to a warm and airy environment. The bedroom also includes built-in storage cupboards, offering convenient and discreet storage while complementing the room's classic design.

Bedroom three: Bedroom three, a smaller double, offers a peaceful view of the rear garden through its well-placed window. This bedroom is complemented by a brand-new, elegantly designed en-suite, featuring a cohesive brushed brass theme. The en-suite is fully tiled with ceramic flooring and includes a modern shower cubicle with brushed brass trim, a rain shower, and a handheld attachment. The vanity unit, topped with a wash basin, also features a brushed brass mixer tap and storage space beneath. Completing the suite is a WC and a wall-mounted brushed

brass heated towel rail. An obscured window allows natural light to gently illuminate the space, adding to the en-suite's refined ambiance.

Bathroom: Elegantly designed to match the en-suite, the bathroom continues the refined theme of brushed brass accents. The room features fully tiled walls and ceramic tiled flooring, creating a harmonious and sophisticated space. At its heart is a clawfoot freestanding bathtub, accompanied by a freestanding brass tap and handheld shower attachment. The bathroom also boasts a spacious double walk-in shower, with brass trim and dual shower options, including an overhead rain shower and a handheld attachment. A vanity unit, complete with an inset wash basin and stone countertop, is enhanced by a brushed brass mixer tap. The suite is finished with a WC and a column radiator, integrated with a brushed brass towel rail, providing a seamless blend of elegance and functionality.

OUTSIDE: A key feature of the apartment is the private garden. This enjoys a southerly aspect and includes a patio area that opens onto a lawned garden with mature shrubs and trees. An allocated parking space is situated at the front of the villa within the communal gravelled driveway.



Approximate total area⁽¹⁾

111.29 m²

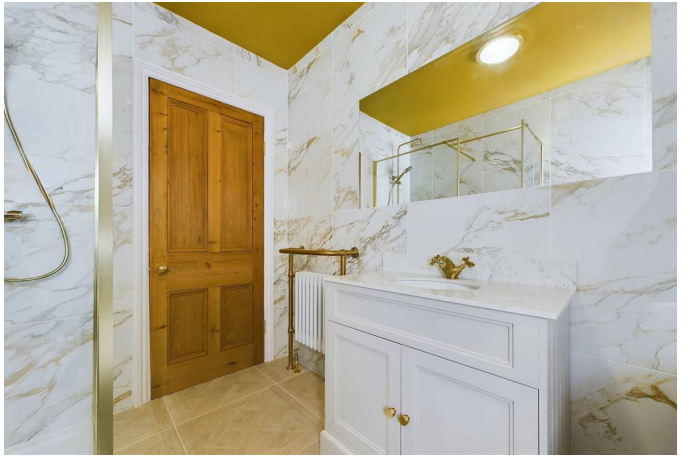
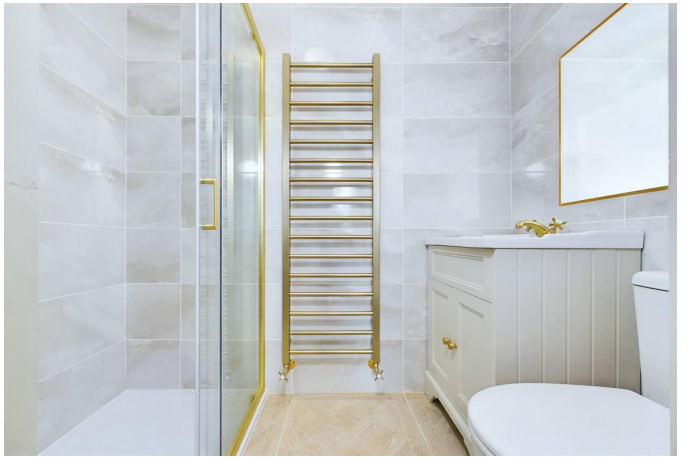
1197.92 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360











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