



7 Rutland Heights
Daddyhole Road Torquay Devon

£475,000 Leasehold



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Torquay Devon TQ1 2ED

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A most stylish and spacious three bedroom apartment with parking and communal gardens, located in an expertly converted Victorian villa, adjacent to Daddyhole Plain and close to hotels, the harbourside and beaches

- Spacious period apartment ■ Daddyhole location
- Large open-plan living space ■ Utility room
- Three bedrooms ■ En-suite ■ Family bathroom
- Allocated parking space ■ Communal gardens

FOR SALE LEASEHOLD

Rutland Heights is a small exclusive development comprising six apartments crafted from a handsome Victorian villa, complemented by four contemporary homes all set within south-facing communal gardens. This spacious entry level apartment has three bedrooms, a large open-plan living space, two bathrooms, utility room and allocated parking. The apartment has been furnished in a contemporary style that enhances the period features and there are new double glazed windows together with a mix of underfloor heating and radiators.

LOCATION

Rutland Heights is set in an elevated location just moments from the vantage point at Daddyhole Plain where there are fabulous views around the bay and where the South West Coastal footpath leads to Meadfoot Beach in one direction and Torquay Harbour in the other.

This location is within the Lincombes conservation area sought after for its Victorian architecture, peaceful ambience and easy proximity to the harbourside and beaches. There is a local bus service in the vicinity and the nearby village style community of Wellswood has superb local amenities including boutique shops, a French patisserie, restaurants, pub, pharmacy, Church, post office and school.

At Meadfoot beach, alongside the iconic beach huts is a waterside café and there are many local hotels with restaurants that provide sea views and terraces for al-fresco dining.

INTERIOR

Approached over a smart brick-paved driveway, twelve steps lead to the front door which opens to the communal hallway where an impressive staircase is naturally illuminated by an original arched stained glass window.

Apartment seven can be found to the left side of the hallway with the accommodation laid out principally to one level with a few internal steps leading to the inner hallway and the bedrooms.

This stunning apartment features high ceilings and grand dimensions with large bay windows that allow a wonderful quality of light to stream in. The living space has been cleverly zoned to create natural spaces for cooking, dining and relaxation, making it ideal for socialising with family and friends.

The kitchen is well-fitted with a bespoke range of contemporary style units capped with contrasting Silestone counter tops, there is also a good range of integrated Neff appliances. Adjacent to the kitchen is an area suitable for a large refectory style dining table and chairs with ample space for large comfortable sofas to be set in front of the large bay window where the afternoon sunshine can be enjoyed.

VIEWING BY APPOINTMENT ONLY

At this level is bedroom three which currently houses bunk beds but would also offer home office space. Two steps descend to the inner hallway where there is a contemporary bathroom with shower over the bath, a utility room plumbed for laundry appliances and a large storage cupboard. Completing the accommodation, two spacious double bedrooms with high ceilings have large windows overlooking the front aspect with the principal bedroom having an en-suite bathroom with full-width contemporary shower.

OUTSIDE

To the front of the villa are communal grounds for the exclusive use of the residents. These well maintained gardens are not only sheltered and enjoy a good deal of available sunshine. The level lawn is perfect for a gentle game of boules and mature shrubs and trees give year round interest with garden benches provided for relaxation.

The development has a gated bin store and a separate secure bicycle storage area. This apartment has one allocated parking space with unrestricted car parking available on Daddyhole Road.

RESORT

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

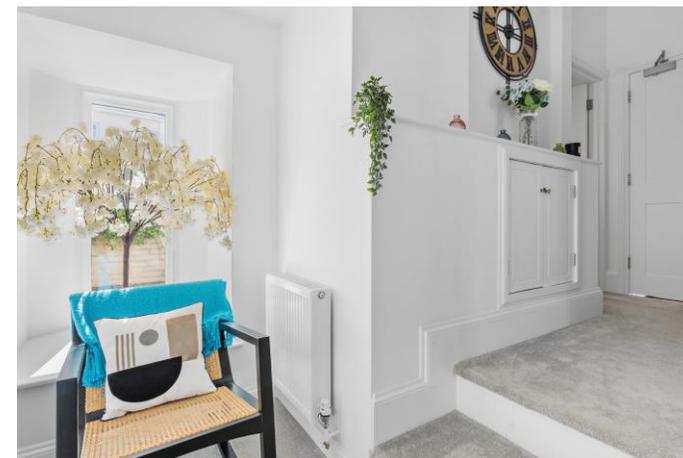
SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with a mix of underfloor heating and radiators.

CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2024/2025 £2232.85)

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

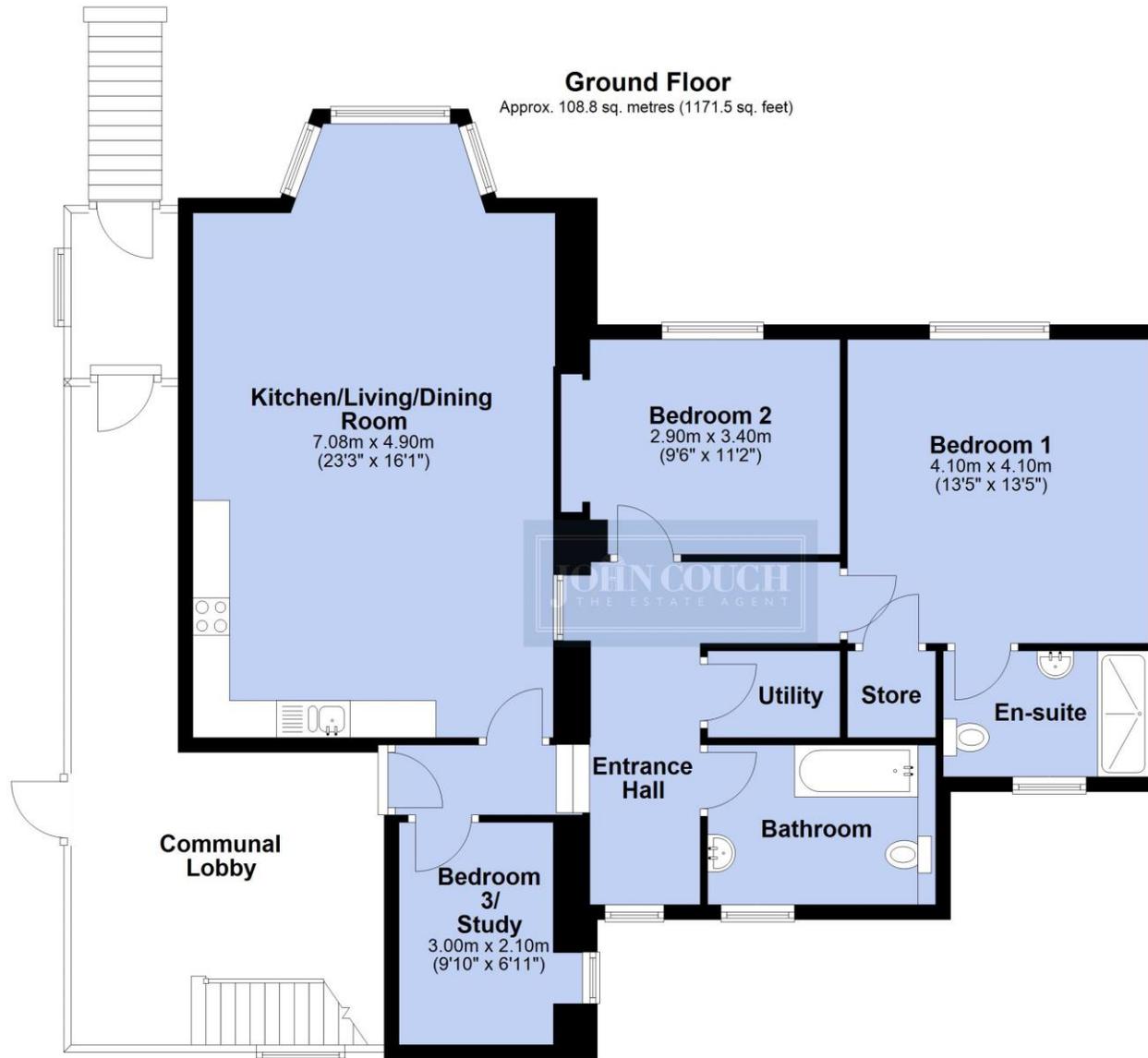
CURRENT MAINTENANCE/LEASE TERMS £1500 per annum. 999 years from 1/1/2021, lease expiry date 01/01/3020, 995 years remaining.

TERMS .Holiday and short term letting is permitted, well behaved pets are allowed with the consent of the Management Company.









Total area: approx. 108.8 sq. metres (1171.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.