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SUMMARY

Three Self-contained Dwellings | Versatile Use,
Multi-generational Living or Extra Income | Coach
House with Private Garden | Flat 1 with Private
Courtyard | Flat 2 with Private Entrance | Off-street
Driveway Parking | Proximity to St Marychurch
Shopping Precinct

Guide: £485,000 - £500,000

Address: Trumlands Rd, St Marychurch, TQ1 4RN

Property type: Block of Apartments

Tenure: Freehold

Bedrooms: 4

Bathrooms: 3

Receptions: 3

Parking: ✓

Garden: ✓



DESCRIPTION

Offering a unique opportunity within its walled and gated grounds, this property features three self-contained dwellings, including a two-bedroom coach house, a one-bedroom ground floor apartment, and a one-bedroom first-floor apartment. The property caters to a variety of needs, whether for owner occupancy with the added benefit of rental income from the apartments, multi-generational living with separate accommodations, or as a profitable venture for holiday lets.

The property enjoys a prime position within a conservation area nestled on a tranquil, tree-lined residential street in the highly desirable area of St Marychurch. This charming area is well-known for its pedestrian-friendly shopping precinct, which is home to an array of independent boutiques, family-owned businesses, and a selection of inviting pubs, cafes, and restaurants. The property's location offers easy access to the South West Coast Path, as well as the scenic Babbacombe and Oddicombe beaches, Torquay Golf Club, and various other attractions on the English Riviera.

Torquay, a quintessential seaside town, offers a diverse array of shops, galleries, and dining experiences ranging from beachfront cafes to a Michelin-starred restaurant. The town is renowned for its seaside living, featuring sheltered sailing waters, a stunning coastline, and pristine beaches. Educational opportunities are excellent, with several grammar schools in the area rated as 'outstanding'. Exeter is approximately 23 miles away, providing an international airport and easy motorway access. Torquay also benefits from regular train services to London Paddington via Newton Abbot.

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Coach House: EPC: In progress
Council tax: C (Torbay Council)

Entrance: A charming white picket fence surrounds the Coach House's front garden, which has a cobblestone layout and is bathed in sunlight. The garden provides ample space for garden furniture. The

main entrance is accessed from the garden through a double-glazed entrance door, leading into a bright and spacious porch. The porch benefits from abundant natural light, with two double-glazed windows flanking the entrance door and an additional double-glazed window to the side. The porch also offers ample space for storing outdoor clothing and features tiled flooring for easy maintenance.

Kitchen: A double glazed internal door from the porch opens into the contemporary kitchen, which is open plan to the living room. The kitchen features a range of natural grey wall and base units, complemented by a stone countertop with under-counter lighting and a metro white tiled splashback. There is ample worktop space, along with a one-and-a-half sink and drainer. The kitchen is equipped with a variety of integrated appliances, including an eye-level double oven, dishwasher, washing machine, countertop hob with a stylish extractor, and a fridge/freezer. The floor is finished with white polished tiles.

Living room: The living room is of excellent size and benefits from an abundance of natural light. This is provided by two double-glazed windows with views of the private garden. The room features wooden floors that contrast with white walls and an electric log burner. There is also space available for a small dining table.

Bedroom one: Bedroom one is a good-sized double bedroom with ample natural light provided by the double-glazed window. The room offers sufficient space for a double bed and all necessary bedroom furnishings. This bedroom also includes its own three-piece en-suite. The contemporary en-suite features a bathtub with a mixer tap and handheld shower attachment, a vanity unit with a wash basin and storage beneath, and a concealed cistern toilet. The en-suite also has an obscured double-glazed window that provides natural light, along with tiled walls and floors, and a wall-mounted heated towel rail.

Bedroom two: Bedroom two is a double bedroom with a double glazed window to the front, allowing natural light into the room. The bedroom also features a built-in cupboard, utilizing the space above the

staircase.

Shower room: The shower room is a modern three-piece suite that includes a corner shower cubicle with an electric shower, a stylish wash basin beneath a wall-mounted illuminated mirror, and a WC. The room is finished with white tiled walls contrasted by decorative mosaic tiles and a wall-mounted heated towel rail.

Flat 1: EPC: E (53/76)
Council tax: A (Torbay Council)
Flat 1 is accessed from the rear of the property through a private courtyard. The covered porch, which includes access to an external storage area, leads to an obscured double-glazed entrance door. Inside, the apartment features an open-plan kitchen and living room. The kitchen is equipped with white wall and base units, a roll-edge countertop, an integrated oven, and a hob with an extractor above. The living area offers a built-in storage cupboard. The spacious bedroom has a double-glazed window and a built-in wardrobe cupboard. The shower room, entered from the bedroom, has a shower cubicle, a vanity unit with under-sink storage, and a concealed cistern toilet beneath an obscured double-glazed

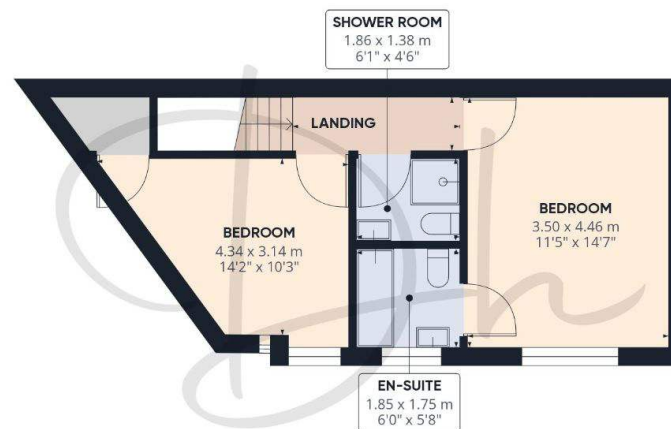
window.

Flat 2: EPC: D (55/77)
Council tax: A (Torbay Council)
Flat 2 is reached by stairs from garden level, leading to a private entrance with an obscured double-glazed door. The property opens into an open-plan lounge and kitchen area, enhanced by a double-glazed window. The kitchen is equipped with dove grey wall and base units, an integrated oven, a hob with an extractor fan. It also has a ceramic sink with drainer and a tiled splashback. The apartment includes a double bedroom with an integrated wardrobe and direct access to a shower room, which has a shower cubicle with an electric shower, a vanity unit with storage, and a concealed cistern toilet.

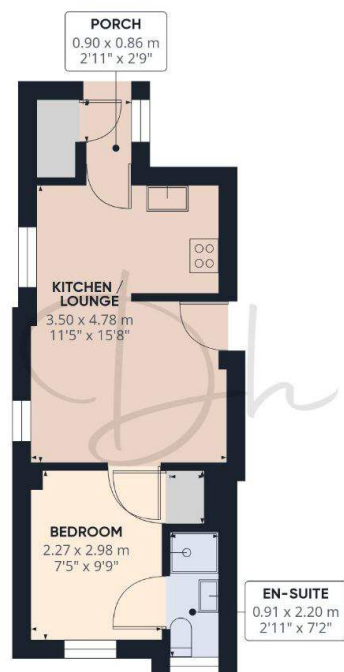
OUTSIDE: The property features a gated entrance at the front, with a resin-bound driveway extending to the rear of the grounds. The Coach House includes a private garden, enclosed by picket fencing, for exclusive use. Flat 1, located at the rear, has its own private courtyard area. A timber-built shed situated towards the rear of the grounds provides outdoor storage.



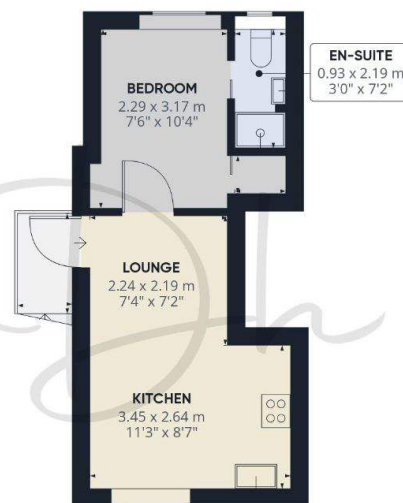
Ground floor Building 1



Floor 1 Building 1



Ground floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

129.94 m²
1398.66 ft²

Balconies and terraces

1.89 m²
20.34 ft²

Reduced headroom

0.86 m²
9.26 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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