



Vansittart Road | Torquay | TQ2 5BW

Guide Price £580,000 - £600,000





- Detached Victorian Villa
- Versatile & Spacious Accommodation
- Potential Home with Income
- Development Opportunity
- Parking for Several Vehicles
- Attractive Large Rear Garden
- Fantastic Location
- Part Refurbishment Required

Located on a sizeable plot, this former popular boutique hotel is ideally placed within walking distance of the picturesque Cockington Village, Torquay town centre and seafront promenade, with its array of bars, shops, restaurants and theatre. Local transport links and highly regarded schools are also easily accessible, making it perfect for those looking to for a central location from which to explore all that the English Riviera has to offer!

Inside, this period property offers fantastic versatility as a family home with income or conversion into separate dwellings. Outside there is ample off road parking to the front and a large garden to the rear.

The generously sized accommodation currently comprises two reception rooms to the ground floor, one of which is currently in need of refurbishment, but offers a blank canvas for the new owner to put their own stamp on! The current owners were planning on converting this space into an open plan kitchen/diner/family room, the area lends itself well to be a multi-use space, and benefits from fantastic large Victorian windows allowing in lots of natural light and enjoying views of the sizeable rear garden. Completing the ground floor is a cloakroom/WC and shower room. To the first floor there are four well proportioned bedrooms with

shower room and separate WC. The lower ground level currently comprises a modern fully equipped kitchen, lounge, dining room, bedroom, conservatory, shower room, bathroom and separate WC – perfect for converting into a self contained apartment with separate entrance.

To the first floor there are four well proportioned bedrooms with shower room and separate WC. The lower ground level currently comprises a modern fully equipped kitchen, lounge, dining room, bedroom, conservatory, shower room, bathroom and separate WC – perfect for converting into a self-contained apartment with separate entrance.

French doors lead out from the lounge to a sizeable and lovely enclosed rear garden which is predominantly laid to lawn with large patio. A path runs the perimeter of the garden and provides access to three chalets, previously used as successful holiday lets, and complete with separate communal toilet cabin. Also accessed from the garden is a useful storeroom with plumbing, light and power which could easily be converted into a washroom for use by the chalets' guests, if required. Steps lead up one side of the property and provide access to the main entrance and large gravelled driveway to the front.





Overall, this is a fantastic development opportunity, ideal for multi-generational living, a family home with income or business opportunity. Viewing is highly recommended to appreciate the accommodation on offer!

ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band – A

Local Authority – Torbay Council

EPC - E

VIEWING ARRANGEMENTS

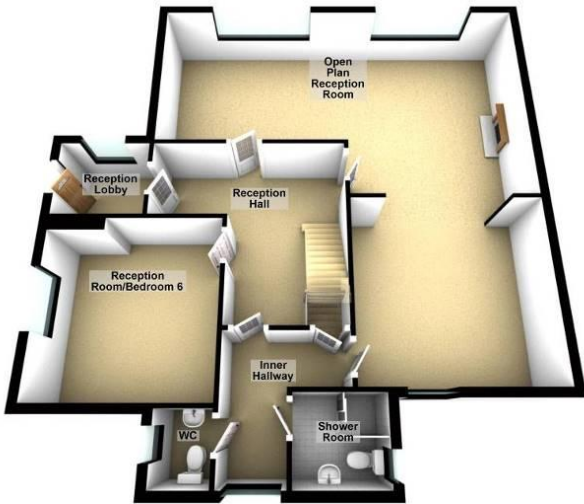
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Torquay seafront continue past Abbey Park on your left and at the traffic lights turn left into Belgrave Road. Continue to the end of Belgrave Road before turning left into Vansittart Road where the property will be seen some distance along to the left hand side.



Ground Floor



Ground Floor Accommodation

RECEPTION HALL

OPEN PLAN LIVING AREA
27' 09 Max" x 29' 02 Max" (8.46m x 8.89m)

RECEPTION/BEDROOM 6
12' 07" x 12' 05" (3.84m x 3.78m)

SHOWER ROOM

CLOAKROOM/WC

First Floor Accommodation

SPLIT LEVEL LANDING

SEPERATE WC

BEDROOM 1
13' 03" x 16' 05" (4.04m x 5m)

BEDROOM 2
13' 04" x 13' 00" (4.06m x 3.96m)

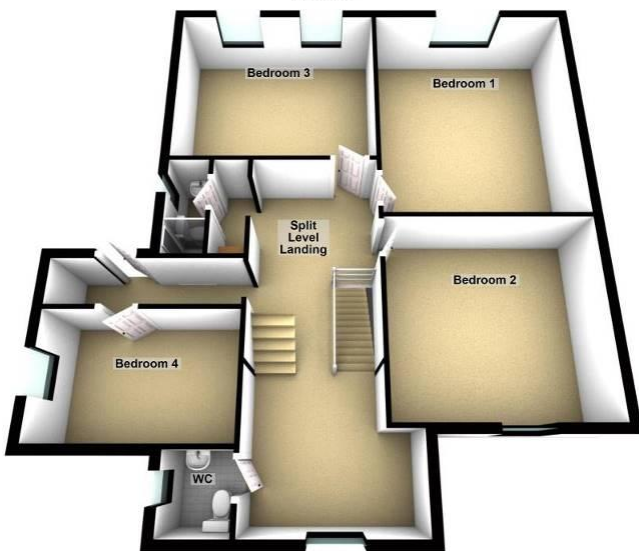
BEDROOM 3
13' 11" x 12' 01" (4.24m x 3.68m)

BEDROOM 4
12' 02" x 17' 11" (3.71m x 5.46m)

FAMILY BATHROOM

SHOWER ROOM

First Floor



Lower Ground Floor Accommodation

LOUNGE
16' 05" x 12' 00" (5m x 3.66m)

DINING ROOM
12' 11" x 12' 01" (3.94m x 3.68m)

BEDROOM 5
13' 05" x 14' 06" (4.09m x 4.42m)

KITCHEN
11' 02" x 11' 10" (3.4m x 3.61m)

BATHROOM

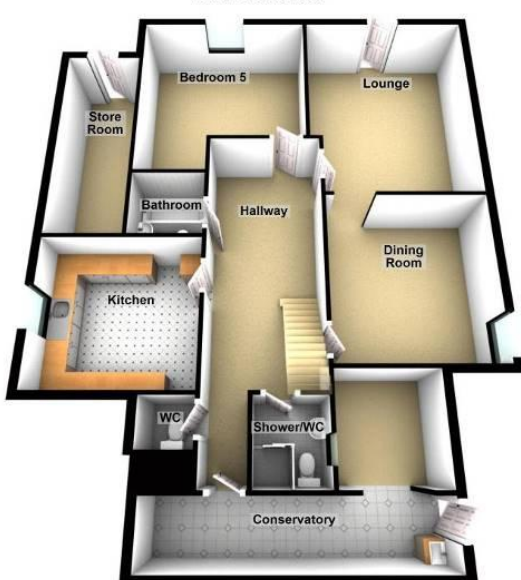
SHOWER ROOM

SEPERATE WC

CONSERVATORY
20' 11" x 7' 03" (6.38m x 2.21m)

STORE ROOM

Lower Ground Floor





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