



St Marychurch, Torquay

- Drone Footage Available
- Period Semi-Detached House
- 3/4 Bedrooms
- Lovely Lounge

- Spacious Kitchen/Diner
- Gas Central Heating & Double Glazing
- Ample Off Road Parking
- Terrace & Enclosed Rear Garden

Guide Price:
£699,950
Frehold
EPC: D61

Mapleholm, Priory Road, Torquay, TQ1 4NY

Representing a rare opportunity is this superb four-bedroom semi-detached Georgian property situated in the highly regarded Priory Road near to the high street in the St Mary Church area of Torquay. Positioned in a well-respected area with large level gardens, gated entrance into a large gravelled parking area, fantastic sized rooms and brimming with period features, this is a property not to be missed! The current owners have added a subtle modern blend to this period property, allowing the buyer the ease of modern desires such as a large kitchen/diner and separate games room, alongside the grand style and period features such as the marble fireplaces, internal shutters and high ceilings, expected in a property dating in the 1800s.

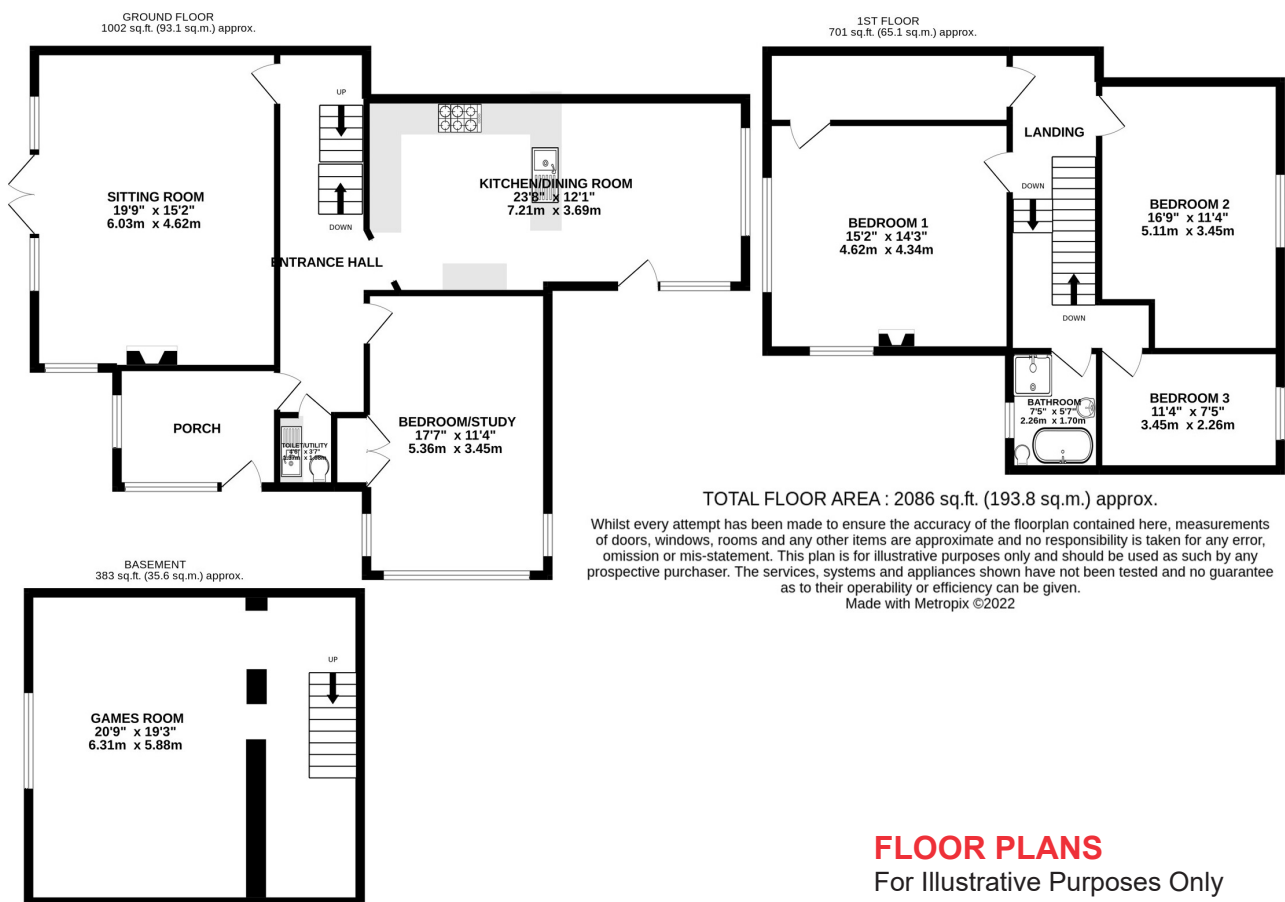
The Accommodation

Entering through the traditional porch, you are greeted by a light and airy space with a good amount of storage. From here you enter the grand hallway with a stunning staircase being the main feature with glorious coving featured in all the principal rooms. At one end is the separate cloakroom/WC, and the other end has the entrance to the lounge; a fantastic square room with a feature marble fireplace, large windows over-looking the rear garden and its own door out to decking overlooking the garden. This magnificent room has in-built shutters, high ceilings and intricate coving. Further rooms downstairs include bedroom 4/the large office, again boasting those high ceilings. Also on the ground level is the recently installed kitchen/diner. This room has been very well designed with space for a range cooker, a great amount of worktop space, plenty of storage and a peninsular which provides additional worktop space, as well as space underneath for a dishwasher. The dining area with tiled floor has large windows and a skylight, giving it great natural light along with its own access to the front of the property. Off the hallway is access to the lower ground floor which comprises a useful and versatile space which the current owners use as a games room, underneath the property.

Upstairs there is a large central landing which provides access to three double bedrooms, one of which is currently being used as a dressing room. Bedrooms one and two would be large enough to install en-suites if required. The family bathroom is an impressive size with a separate walk-in shower and modern fitted bath, the room has a tiled floor and is presented to an excellent standard. The main bedroom is a very large squared room with double windows overlooking the rear garden. It also has its own built-in cupboard which could either become an en-suite or walk-in wardrobe depending on the requirements of a potential buyer.

Garden & Parking

The property has a large squared gravelled area access via electric wooden gates which provides parking for multiple vehicles. The rear garden is level and mostly laid to lawn with a newly fitted large patio nearest to the property. The lawn is surrounded by mature shrubs and trees which provides complete privacy. Off the lounge is a separate decked area which overlooks the garden and has direct access via a staircase.



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m





Agents Notes

Tenure

Freehold

Services

Mains water. Mains drainage. Mains gas. Mains electricity.

Local Authority

Teignbridge District Council

Council Tax

Currently Band D

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From the Coast & Country office head towards the Penn Inn Roundabout, take the second exit staying in the right-hand lane signposted for The St Mary Church Road. Follow this road for approximately 3 miles. At the Barton Hill traffic lights continue straight down the hill. At the roundabout take the first left into Hele Village, continue straight to the bottom of the hill. At the first mini roundabout take the first left and then at the second mini-Roundabout take the second exit heading up Westhill Road, continue along this road and take the third turning on the left into St Margaret's Road, take the second left turning onto Priory Road, the property can be found on the left-hand side.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		