



3 Tor Manor, Tor Church Road

£1,275 pcm

Torquay, TQ2 5UR

- RECEPTION HALL
- CLOAKROOM
- SITTING/DINING ROOM
- KITCHEN
- 4 BEDROOMS (1 EN-SUITE)
- BATHROOM
- PRIVATE BALCONY & BATHROOM
- PARKING FOR 2 VEHICLES
- EPC - B

Tor Manor is a striking gated, courtyard, development of nine town houses constructed in 2020 by Messrs Nirvana Homes, a local family developer. Set in the Tomohun Conservation Area, on the site of the original manor house, the development proudly overlooks one of Torquay's oldest and historically significant churches, the Greek Orthodox Church of St Andrews. The amenities of both Torquay town centre and the picturesque seafront & harbourside can both be found within walking distance.

The property provides well-proportioned four bedroom accommodation, arranged over three floors, immaculately presented and with neutral decoration throughout, with the principal bedroom suite and balcony to the top floor as well as the second bedroom enjoying sea and coastal views into Torbay. The easily maintained accommodation is complimented by a private paved courtyard garden and two parking spaces in the gated residents parking area.

Regret no smokers or pets.

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COUNCIL TAX BAND

'D' - Torbay Council.

DEPOSIT

£1,470.

DIRECTIONS

SAT NAV: TQ2 5UR. From Torquay harbourside and seafront, heading towards Paignton, pass the Princess Theatre on your left hand side, continuing until you reach the white bridge, where you will need the right hand lane. At the traffic lights turn right into Belgrave Road and proceed up the road until you reach the next set of traffic lights, then turning right into Lucius Street. Continue through the parade of shops and Tor Manor will be found on your left hand side immediately after the zebra crossing.

PERMITTED PAYMENTS & TENANT PROTECTION INFORMATION

Prior to the commencement of your tenancy (Payable to John lake Lettings 'The agent'):-

Holding deposit: 1 week's rent.

Security deposit: 5 week's rent.

1 month's rent: Minus the holding deposit originally paid.

Please Note: The holding deposit is paid to reserve a property and will go towards the first month's rent should referencing be satisfactory. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).





During the tenancy (Payable to John lake Lettings 'The agent'):

Variation of contract: £50

Lost keys or other security devices: Payment of incurred costs of replacement loss of keys/security devices.

Unpaid rent: Payment of interest for the late payment of rent at a rate of 3% above the Bank of England Base Rate. This will not be levied until the rent is more than 14 days in arrears.

John Lake Gilt Edged Lettings Limited is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsmen which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

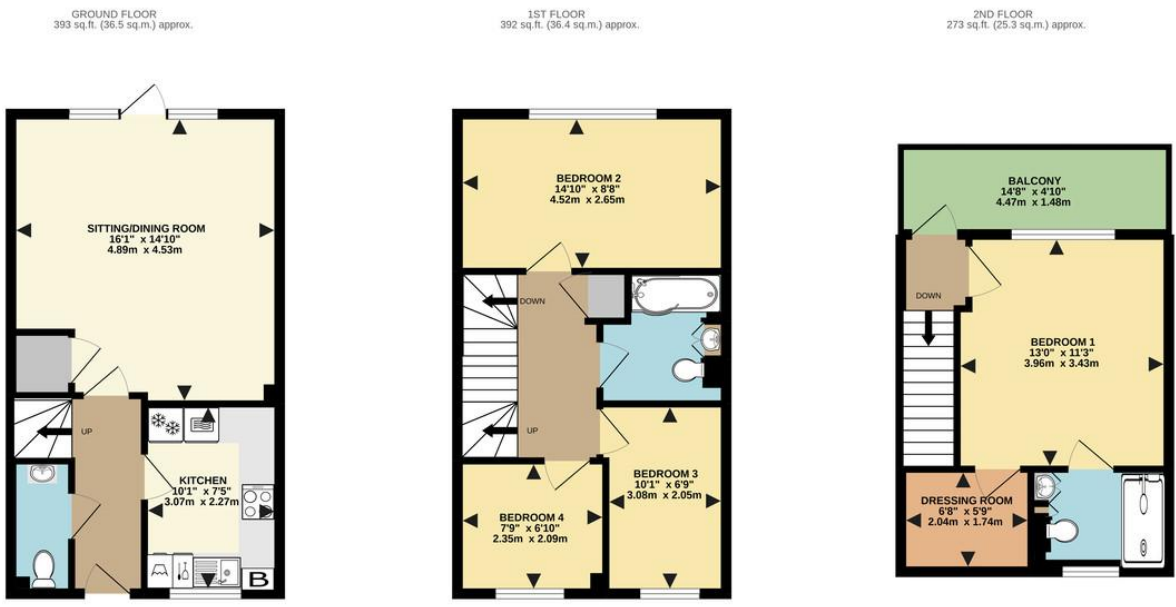
The Old Town Hall
 Manor Road
 St Marychurch,
 Torquay TQ1 3JS

SALES

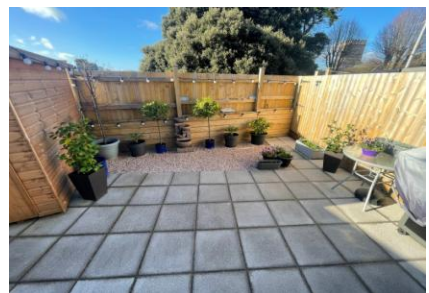
01803 328899
 property@johnlake.co.uk

LETTINGS

01803 328811
 office@johnlakelettings.co.uk



TOTAL FLOOR AREA: 1058 sq.ft. (98.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT John Lake 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.

