





Villa Rosa St. Lukes Road South

Torquay

This superbly presented and most spacious 3 bed townhouse forms part of an elegant Victorian villa with accommodation briefly comprising of a reception hallway with downstairs cloakroom/WC and a modern fitted kitchen/dining room with built in appliances. On the first floor is a spacious sitting room. On the second floor is the main bedroom along with a family bathroom/WC and two further double bedrooms. The property benefits from the installation of uPVC double glazing and gas central heating. Outside, the property is accessed via automated gates which lead to the allocated parking for one car. There are well maintained communal gardens enjoying sea views with an allocated area to dry clothes.

Agents Notes:

The property includes a share of the freehold which is 1/8

The lease is 999 years from 2007 which is an approximation

Service charges for the property are £1800 per annum (approximation)

Holiday lets are not permitted, however assured short hold tenancies are

Crown Property Management are the current managing agents



COMMUNAL GARDEN

Well maintained communal gardens enjoying sea views with an allocated area to dry clothes.

ALLOCATED PARKING

1 Parking Space



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The property occupies a popular residential position within a quiet tree lined street within a ten minute walk to the sea front and harbour side with its array of shops, facilities and amenities. An early inspection is essential to appreciate the position, condition and size the accommodation boasts.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

- Forming part of an elegant Victorian Villa located close to Torquay sea front and harbour side
- Downstairs cloakroom/WC
- Modern fitted kitchen/dining room with built in appliances
- First floor sitting room
- Three double bedrooms
- Modern fitted bathroom/WC
- Automated gated access and allocated parking for one car
- Well maintained communal gardens enjoying sea views
- One eighth share of freehold and no chain

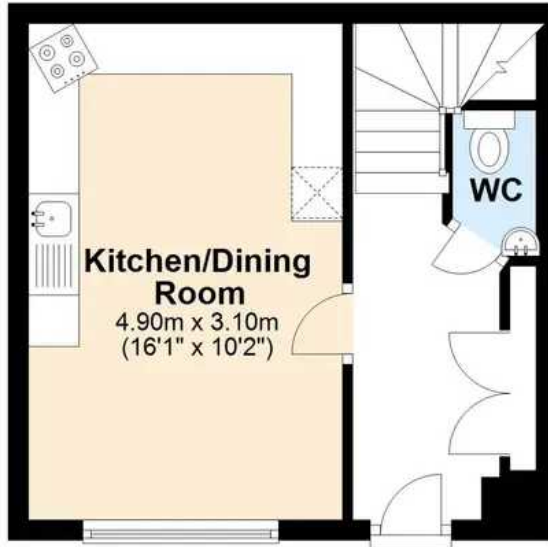




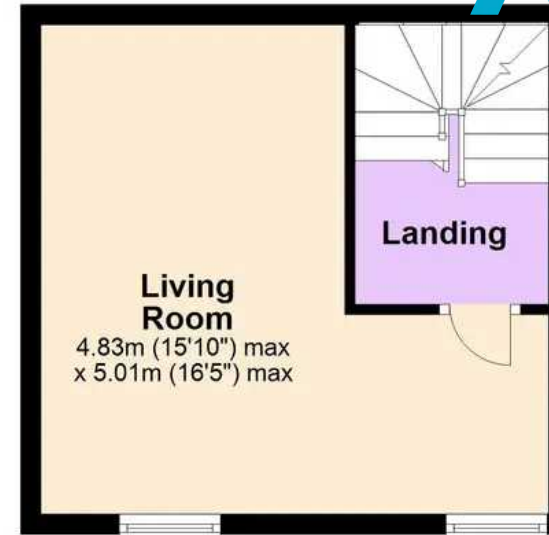
ABSOLUTE



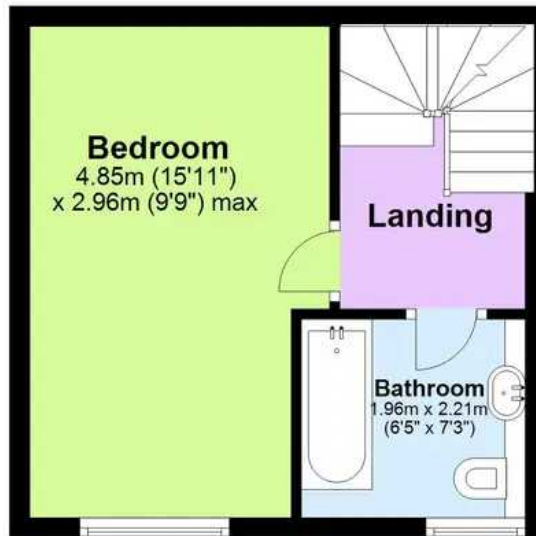
Ground Floor



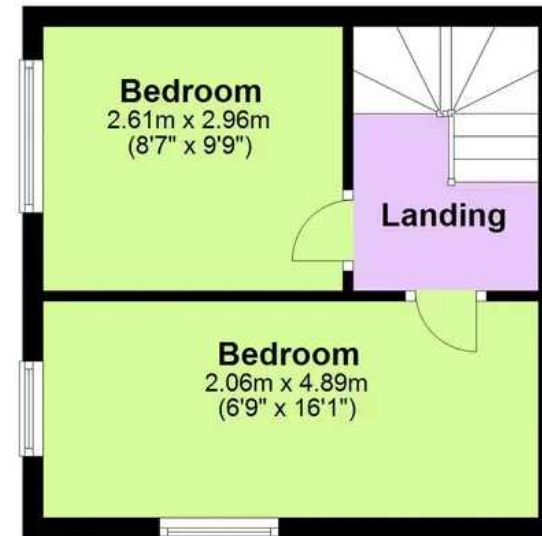
First Floor



Second Floor



Third Floor



Total area: approx. 99.4 sq. metres (1070.0 sq. feet)

Approx
Plan produced using PlanUp.





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