





## Villa Rosa, St. Lukes Road South

This beautifully presented and appointed Maisonette enjoys stunning sea views and vistas of Torbay and sits proudly upon an elevated position further enhancing those lovely views. Villa Rosa is enveloped in beautifully manured residents gardens making an ideal place to soak up the views and sun. The Maisonette is part of a Victorian villa, converted to form six residential apartments and two townhouses, approached through a secure gated entrance. Villa Rosa sits in a quiet and secluded residential position overlooking Abbey Sands and conveniently placed for the Harbour, Sea front and a parade of fine Dining establishments, all within a short stroll. The Maisonette is ideal for buyers looking for views, space, modern comfort and a superb location.



### **The Accommodation:**

Inside, The Maisonette has a lot to offer versatile with stylish accommodation over two floors. The living room has a high ceiling with full height doors and windows opening to an adjacent balcony. There are solid oak floors throughout, excluding the kitchen and bathrooms. The kitchen is designed and fitted out for the enthusiastic home chef featuring a comprehensive range of sleek modern units and quality appliances. French doors open to a second larger balcony providing an excellent alfresco dining area which, like the first, enjoys stunning views over the surrounding hillsides and coastline of Torbay. On this level there is also a useful guest cloakroom with W.C and basin and a double bedroom with en-suite shower room. On the higher level is a landing which provides access to two further spacious double bedrooms and a beautifully presented modern bathroom.

### **Communal Garden**

A large lawned area to the front of the property with surrounding trees and shrubs for the use and enjoyment of the residents enjoying a sunny position.

### **ALLOCATED PARKING**

1 Parking Space



# Villa Rosa, St. Lukes Road South

Torquay

Villa Rosa is situated in St Lukes Road South and is ideally situated for the sea front promenade and the beach at Torre Abbey Sands together with a varied range of amenities for shopping, dining and leisure pursuits offered by the town. Surrounded by a stunning coastline and sheltered sailing waters Torquay provides a wealth of opportunity for water sports enthusiasts with an award winning Marina providing a safe harbour. In addition to offering a pleasant seaside environment improving communication links ensure this an ideal location for second home owners, with the Kingskerswell bypass improving traffic flow in and out of the area, together with a branch line rail link to the intercity network at Newton Abbot having trains to London, Penzance, Bristol and the North of England.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

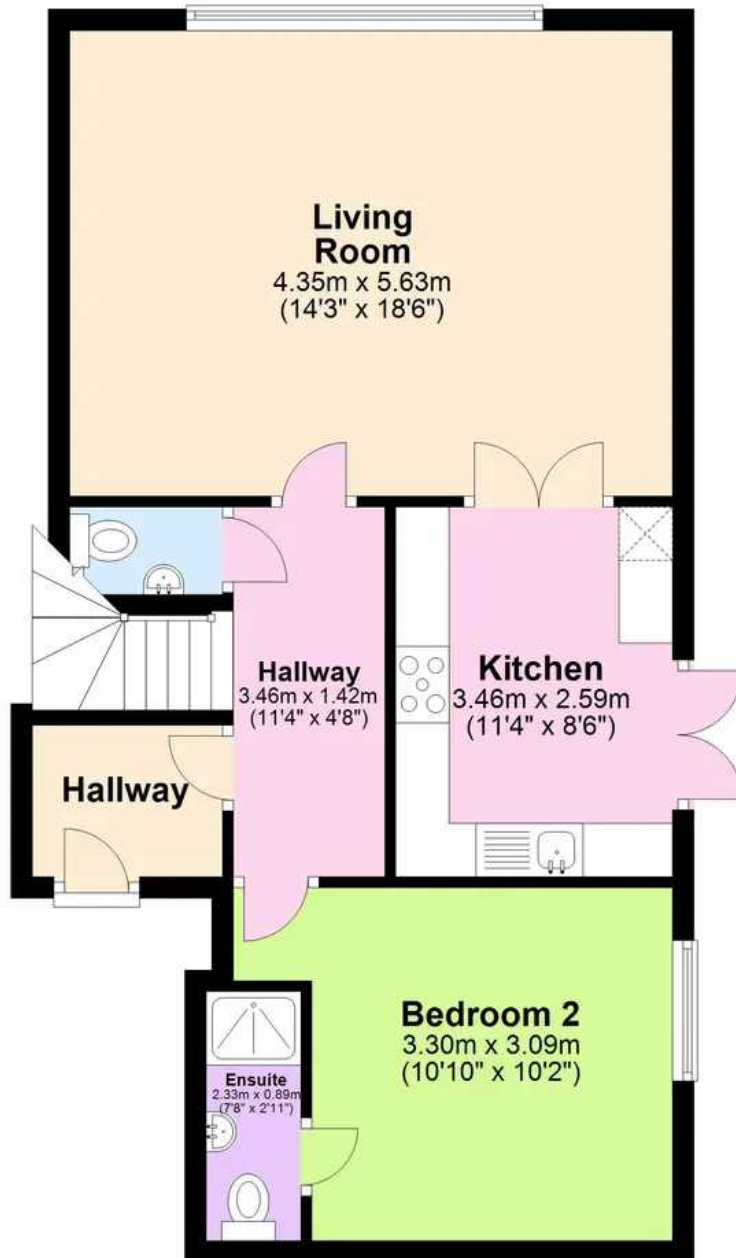






### Upper Floor Flat

Approx. 51.0 sq. metres (548.6 sq. feet)



### Upper Floor Flat

Approx. 39.7 sq. metres (427.0 sq. feet)





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