



A charming two double bedroom maisonette with open-plan living accommodation and allocated parking

1 Park Crescent | St Marychurch | TQ1 4QN





PROPERTY TYPE
Maisonette



SIZE
787 sq ft



LOCATION
Town



AGE
New build



BEDROOMS
2



RECEPTION ROOMS
1



BATHROOMS
2



WARMTH
Gas central heating



PARKING
Allocated parking



OUTSIDE SPACE
None



EPC RATING
TBC



COUNCIL TAX BAND
TBC



in a nutshell...

- Characterful maisonette
- Recently refurbished
- Allocated parking
- Master ensuite wet room
- Integrated appliances included
- Family bathroom
- Open plan kitchen/living room
- Built by Regal Heritage





the details...

Enjoy the character with this individual two bedroom maisonette, located in the sought after area of St Marychurch, Torquay. Recently refurbished, this 1800s home has a modern twist benefiting from an open plan kitchen and living room and a master bedroom en-suite. To the first floor you will find a generous family bathroom and double bedroom. Allocated parking is also included, as well as integrated appliances to the kitchen.

Unlike other Leasehold homes in the area, there is no ground rent charge and only a small contribution towards the maintenance to ensure the grounds you live in are kept to a high standard.

Originally designed as four grand houses in the 1840's, this complete crescent subsequently fell into disrepair before being carefully rejuvenated and repurposed by award winning developer Regal Heritage Limited to meet today's tastes and needs. Regal Heritage Limited have been specialising in the development of high quality individualistic homes since 1998. Their success as an innovative and pro-active company was recognised in The Building Safety Group Health and Safety Awards 2015 where Regal Heritage Limited received The Building Safety Group Highly Commended Small Business of the Year Award.

The unique collection of two, three and four bedroom properties stands within a walled plot that offers privacy and character, with landscaped gardens and an ancient oak tree. These landmark properties played a prominent part in the story of St Marychurch, with both a connection to Isambard Kingdom Brunel and a role as drop-off point for the districts post back in the days of the Mail Coach.

Many of the buildings original features have been preserved and no architectural detail has been overlooked- even the metal ring that was used to tether horses remains. From the original porches to the stained-glass windows, these distinctive, desirable homes offer a slice of history with a quality, contemporary finish.

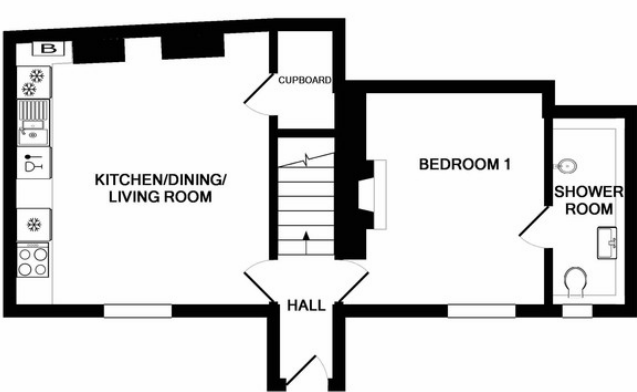


what the owner loves most...

"I love that the property is low maintenance and versatile. It also gives the option of an added income by renting out one of the bedrooms as there is a bedroom and shower/bathroom on each floor".



the floorplan...



GROUND FLOOR
APPROX. FLOOR
AREA 468 SQ.FT.
(43.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 319 SQ.FT.
(29.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2017



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY. All measurements and sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and cannot be regarded as being a representation either by the Seller or his Agent. We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. The plans are not to scale nor accurate in detail. © Unauthorised reproduction prohibited.



bear in mind...

This distinctive, desirable home offers a slice of history with a quality, contemporary finish.

the location...

St Marychurch is a pretty little town with a pedestrianised centre. It has lots of independently owned boutiques and family-run businesses. Located on the edge of Torquay, St Marychurch is just a little further on from the iconic redstone cliffs of Babbacombe, and is one of the undiscovered jewels of the English Riviera. Torquay itself offers shops and eateries of every kind, a marina and harbour, a theatre, hotels, sandy beaches, pubs, clubs and Torquay Utd.

Shopping

Late night pint of milk: Costcutter 0.2 mile

Town centre: Torquay 2 miles

Supermarket: Co-op 0.2 mile

Relaxing

Beach: Babbacombe 1.4 miles

Park: Happaway Road 0.2 mile

Golf course: 0.5 mile

Travel

Bus stop: Park Road approx. 144 ft

Train station: Torre Station 2.5 miles

Main travel link: A380 3.1 miles

Airport: Exeter 26.1 miles

Schools

St Marychurch C of E Primary School: 0.2 mile

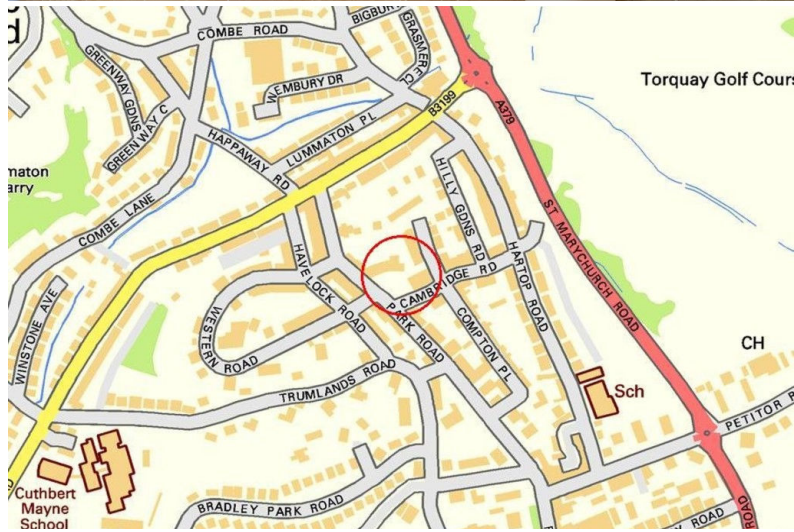
Torquay Boys & Girls Grammar: 2.5 miles

Please check Google maps for exact distances and travel times.

Property postcode: **TQ1 4QN**

how to get there...

Head towards Torquay on South Devon Highway from Newton Abbot. At the end of South Devon Highway turn left onto Hamlin Way for Torquay A3022 and then turn right on to Rivera Way. In a further mile, turn left onto Hele Road and take the second exit at the first roundabout. At the next roundabout take the first exit to Teignmouth Road. In half a mile turn right on to Park Road, which becomes Cambridge Road. The destination will be on your left, prior to the next junction.





Need a more complete picture? Get in touch with your local branch...

Tel **01626 362 246**
Email newton@completeproperty.co.uk
Web completeproperty.co.uk

Complete
79 Queen Street
Newton Abbot
TQ12 2AU

Are you selling a property too? Call us to get a set of property details like these...

selling

letting

land &
new homes

signature
homes

complete.