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Apartment 8 Vane Cliff, Vane Hill Road
Torquay, TQ1 2BZ

A striking two bedroom apartment with panoramic views of
Tor Bay

Totnes 10 miles, Exeter 24 miles, Dartmouth 11 miles

- Panoramic Bay and Harbour Views • Walk to Torquay Marina • Close to Town Centre and Amenities • Two Bedrooms • Large Lounge Dining Room • Gas Central Heating • Immaculate Communal Gardens •

Guide price £235,000

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SITUATION

Torquay is the 'jewel in the crown' of The English Riviera, offering a wonderful quality of life for its residents. Whether you choose to relax on one of the nine beaches within the bay, or sail from the marina situated in the busy harbour where numerous events take place throughout the year, including internationally renowned yacht races and the highly charged power boat championships. Torquay offers a mild climate and a comprehensive range of shopping, eating and educational facilities. The bay has mainline railway links to London Paddington, and the Cathedral city of Exeter is located within 30 minutes drive as is the Maritime Port of Plymouth. The regional airport at Exeter means the whole country and the continent beyond are within easy reach.

DESCRIPTION

This fabulous apartment is situated on the first floor of Vane Cliff with breath taking views of the harbour and across the bay to Berry Head. Vane Cliff can be found at the top of Vane Hill which is a highly convenient location for anyone looking to have easy access to either the marina or town

centre. The harbour side boasts an array of restaurants and bars or for anyone looking to stroll a little further the new development at Torquay Seafront (Abbey Sands) provides further dining options or to simply kick back and bask in the Torquay seaside atmosphere. The apartment boasts two good sized bedrooms along with a lounge dining room which beholds the best of the views the apartment has on offer.

ACCOMMODATION

Please see accompanying floor plan:

The building is entered via the elegant reception hall with the attractive stair case leading to the upper floors. 8 Vane Cliff is located on the first floor on the south side of the building, ensuring that you get the best of the sun during the day, as well as the best of the views.

The spacious entrance to the apartment has a cupboard ideal for hanging coats and further storage and there is also an airing cupboard where the hot water tank can be found. Off to the right are a set of double doors which lead you to the light and airy lounge dining area with



the large picture windows which truly take in the glorious panoramic views over the harbour and across towards Torquay seafront. The kitchen has a range of wall and floor mounted units with a tiled splash back. In the kitchen you will find there is an integrated oven, microwave, an electric hob, washing machine and a free standing fridge freezer. The kitchen sink is in line with the kitchen window which has views towards Brixham. The bathroom has a modern white suite with a shower over the bath, a heated towel rail and window. The master bedroom like the kitchen has views towards Brixham and the large window facing south makes the master bedroom a delightfully light room. Within the master is also built in wardrobes and there is a television point. Bedroom two is a comfortable double or ideal for anyone looking to have a second bedroom utilised as a study.

OUTSIDE

To the front of Vane Cliff there are communal gardens laid to lawn with flower borders, which is approached internally.

TENURE

Leasehold - 946 years remaining

SERVICES

Mains water, gas and electric.

LOCAL AUTHORITY

Torbay Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.

Tel : 01803 201201 E-mail: fss@torbay.gov.uk

VIEWING ARRANGEMENT

Strictly by prior appointment only with Stags on 01803 200160

DIRECTIONS

From Stags offices proceed along the Strand to the clock tower roundabout known as the Mallock Memorial, turn left and proceed up Torwood Street to the first set of traffic lights. Turn right at the traffic lights onto Meadfoot Road, follow this road up the hill onto and round a sharp right hand bend where you will see Meadfoot Lane on your right. Turn right onto Meadfoot Lane and then first left onto Vane Hill Road. Continue along Vane Hill Road and then you will see Vane Cliff on the right hand side.



Approximate Gross Internal Area = 70.5 sq m / 759 sq ft

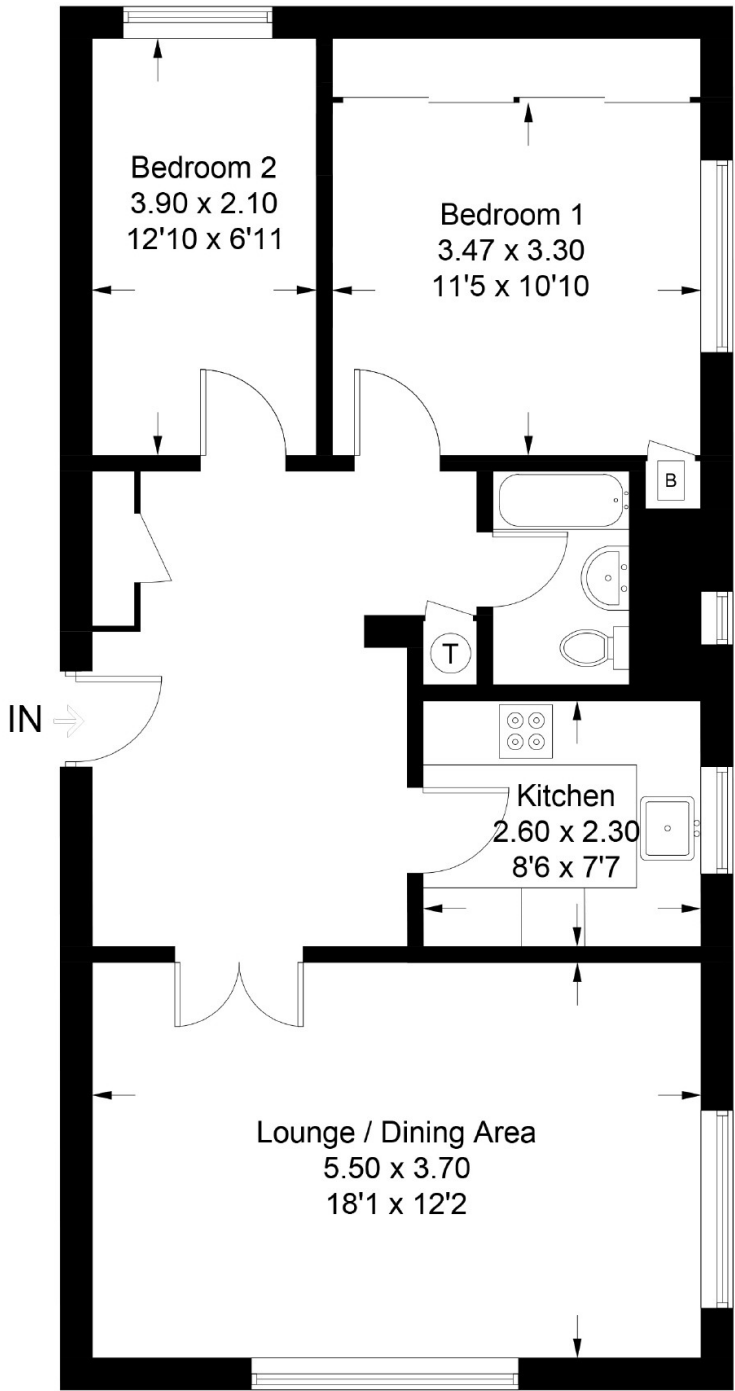


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID414032)



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