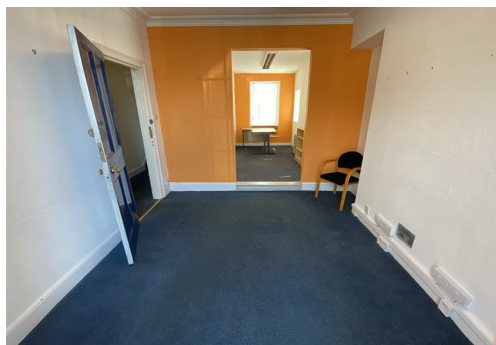
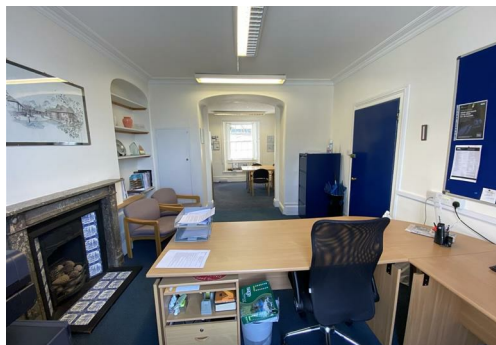




2 Montpellier Terrace

2 Montpellier Terrace, Montpellier Road, Torquay, TQ1 1BL



Newton Abbot 7 miles Exeter 23 miles
Totnes 9 Miles

An exciting opportunity to convert a
Grade II listed building into a four
bedroom dwelling with full planning
granted with wonderful sea views.

- Planning Granted to Convert Grade II Listed Building
- Four Bedrooms (2 En-suite)
- Open Plan Kitchen/Dining/Living
- Separate Study
- Separate Utility Room
- Courtyard Garden To Rear
- Two Parking Spaces
- Views Over Harbour and the Bay

Guide Price £395,000



SITUATION

This exciting development opportunity is located perfectly to enjoy all that Torquay has to offer and is within a few minutes walk of the fantastic restaurants and bars surrounding the vibrant harbour, yet after a hard day you can relax and enjoy the tranquility with panoramic views of Tor Bay overlooking the harbour and marina.

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, some beautiful and secluded, or sail from the international deep water marina situated in the busy harbour where numerous events take place throughout the year. Torquay offers a mild climate and a comprehensive range of shopping, eating and educational facilities.

Torquay is an ideal base for exploring the local area thanks to the South Devon Highway, Dartmouth, Totnes, Exeter and Plymouth are all within easy reach as well as the rugged hills and Tors of Dartmoor. The bay has mainline railway links to London Paddington via Newton Abbot. Regional airports at both Exeter and Bristol mean the whole country and the continent beyond are within easy reach.

DESCRIPTION

2 Montpellier Terrace is an exceptional Grade II listed building dating back to the early 1800's nestled in an elevated position with views over the harbour and across Tor Bay. The building has in recent years been used as offices but now has planning permission granted along with listed building consent to convert this wonderful building into a residential four bedroom home. This exciting opportunity is a rarity in this location with it being so close to the Marina, amenities found around the harbour and the main sea front.

PLANNING

P/2020/0671 | Change of use to residential dwelling, with alterations and demolition of non-original rear extension. | 2 Montpellier Terrace Torquay TQ1 1BL
Listed building consent and planning permission granted.

PROPOSED ACCOMMODATION

Ground Floor: Main entrance door leading into the entrance hallway with the attractive original staircase winding to the first floor. There are useful cupboards off the entrance hallway for coats and shoes and extra storage. A door to the end of the hallway will open out to the rear courtyard garden. A separate utility room with space for storage units and appliances will be found on the right near the back door to the garden. To the immediate left on entry is bedroom one which is a large double bedroom with a front aspect window. Bedroom one will benefit from a walk through dressing room which then leads through to an en-suite shower room. Bedroom two is the other side of the hallway which again is a comfortable double bedroom with front aspect window and ample space for built in wardrobes and an en-suite shower room.

First Floor: The first floor landing will have a door leading into the kitchen and a second into the dining/living room. The open plan kitchen/dining and sitting room is where the elevated harbour and coastal views can truly be enjoyed from the property with the three large front aspect windows capturing the views with the kitchen also benefitting from a rear aspect window.

Another door off the landing leads into the study with a side aspect window and a separate cloakroom with WC and wash hand basin serving the first floor accommodation.

Second Floor: Stairs from the first floor landing lead up to the

second floor with two further double bedrooms with front aspect windows looking out over the harbour and across Tor Bay. A separate bathroom serves both bedrooms to the second floor.

OUTSIDE

The demolition of the non original extension on the rear elevation will create a wonderful area for a courtyard garden. This attractive retreat space will have ample room for a table and chairs for al fresco dining along with further areas to landscape. There is also a useful outside store to the corner of the courtyard garden. A side gate will allow access directly to the rear garden from the front of the property and allow bins to be taken down the side of the property rather than through the house or be kept at the front of the property. There are two car parking spaces across the road from the front of the property.

SERVICES

Mains electric, water and drainage.

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201.

VIEWING

Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

From the Stags office and by car (NB: there are a number of quicker ways to walk from to the harbour/Marina and town centre restaurants), proceed along the Strand to the clock tower known as the Mallock Memorial. Turn left at the island and proceed up Torwood Street. Take the first left at the traffic lights onto The Terrace. After a short distance take the first right onto Montpellier Road and follow it round and 2 Montpellier Terrace will be found on the right hand side just after the church.

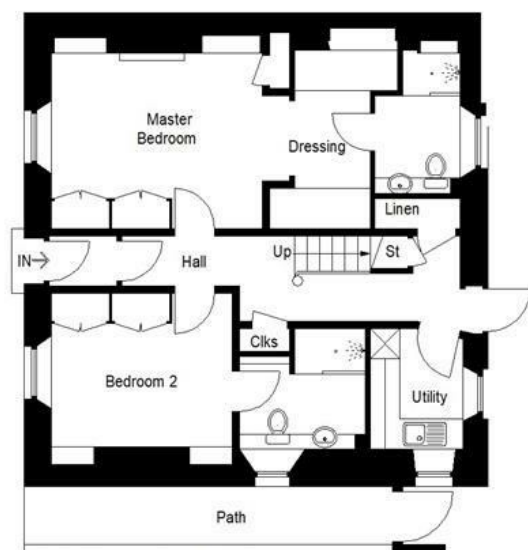


Approximate Gross Internal Area
152.1 sq m / 1637 sq ft
Proposed Attic = 40.8 sq m / 439 sq ft
Total = 192.9 sq m / 2076 sq ft



= Reduced headroom below 1.5 m / 5'0"

Proposed First Floor



Proposed Ground Floor



Proposed Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID766297)

These particulars are a guide only and should not be relied upon for any purpose.

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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