



40, Vane Hill Road



STAGS





40, Vane Hill Road

Torquay, , TQ1 2BT

Exeter 24 miles Totnes 10 miles Dartmouth 12 miles

A spacious family home with endless scope.

- Five Double Bedrooms.
- Spacious basement for separate living or extra living space.
- Rear Courtyard Garden.
- Kitchen/Breakfast Room.
- Walking Distance to Sea Front.
- Approximately 1,798 sq. ft.
- Fantastic opportunity to add value.
- Freehold.
- EPC: D
- Council Tax Band: C

Asking Price £400,000

Stags Torquay

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DESCRIPTION

This substantial five-bedroom period home offers generous accommodation arranged over four levels and presents an exciting opportunity for buyers seeking a property they can tailor to their own tastes. With approximately 1,798 sq. ft. of living space, the property combines impressive proportions with a versatile layout, creating a fantastic family home.

The ground floor centres around a spacious sitting and dining room, offering an excellent reception space for both everyday living and entertaining. To the rear, the large kitchen/breakfast room provides plenty of room for redesign and enhancement, with the potential to create a stylish open-plan hub of the home. The layout naturally lends itself to modern family lifestyles while retaining the character and charm of a traditional property.

On the first floor are three well-proportioned bedrooms, together with the family bathroom. The principal bedroom enjoys generous dimensions, while the additional rooms offer flexibility for children, guests, or home working. The accommodation continues to the second floor, where two further bedrooms provide valuable extra space, making the property ideal for larger families or those requiring multi-purpose rooms.

A particularly useful feature of the property is the basement level, comprising a utility room, store room and WC. This versatile area offers excellent potential for conversion, subject to any necessary consents, and could be utilised as a home office, hobby room, workshop or additional family space.

The property's size, flexible layout and excellent potential make it a highly attractive proposition. This impressive home is a wonderful family residence, offering extensive living accommodation and potential.





LOCATION

Situated on the highly desirable Vane Hill Road, this property enjoys an elevated position just above Torquay Harbour and the marina, placing the vibrant harbourside, waterfront restaurants, cafés, shops and the Princess Theatre within approximately half a mile. Meadfoot Beach is around 0.8 miles away, whilst Torre Abbey Sands and Torquay's renowned seafront promenade are within approximately 1 mile, offering beautiful coastal walks and leisure facilities. The property is also well served by public transport, with regular bus services available from nearby stops on Vane Hill Road and Parkhill Road, providing convenient links throughout Torquay, Paignton, Brixham and the wider English Riviera. For commuters, Torquay Railway Station is approximately 1.5 miles away with direct services to Exeter and connections to London Paddington, making this an excellent location that combines coastal living with everyday convenience.

UTILITIES

MAINS: Gas, Electric, Water & Drainage





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



