



**JOHN COUCH**  
THE ESTATE AGENT

5 Rutland Heights  
Daddyhole Road Torquay Devon

**£495,000 Leasehold**



5 Rutland Heights Daddyhole Road  
Torquay Devon TQ1 2ED

£495,000



**A stylishly presented three bedroom apartment with courtyard garden and parking in a recently converted Victoria Villa close to Meadfoot Beach and adjacent to Daddyhole Plain**

Entrance hall ■ Utility room ■ Sitting/kitchen/dining room  
3 bedrooms ■ En-suite shower room ■ Bathroom  
Courtyard garden ■ Allocated parking space

**FOR SALE LEASEHOLD**

Rutland Heights is a small development of exclusive residences comprising six apartments crafted from a handsome Victorian Villa, complemented by four contemporary homes all set within walled south-facing communal gardens.

This immaculately presented apartment has three double bedrooms, large living space which is zoned to provide kitchen/dining/living areas, two bathrooms, utility room, entrance terrace, courtyard garden and parking space. The apartment is presented with wonderful panache and style with a striking palette of wall colours in pigment rich heritage paints and has new double glazed windows and underfloor heating.

**LOCATION**

Rutland Heights is moments from the vantage point at Daddyhole Plain where there are fabulous views around the bay and where the South West Coastal path leads down to Meadfoot Beach in one direction and Torquay Harbour in the other. This location is within the Lincombes conservation area sought after for its Victorian architecture, peaceful ambience and easy proximity to the harbourside and beaches. There is a local bus service in the vicinity and the nearby village style community of Wellswood caters to everyday needs with excellent restaurants, pub and shops including a convenience store, pharmacy, school and Church. At Meadfoot beach there is a waterside café and there are hotels in the immediate vicinity with sea facing dining terraces open to the public.

**INTERIOR**

Approached over a smart brick-paved driveway a few steps lead down to the private entrance terrace where the front door opens to a welcoming hallway that is naturally illuminated by the glass front door and by windows that overlook the courtyard to the rear.

Immediately to the left side is a useful utility room with fitted cupboards, sink and space and plumbing for laundry appliances. Bedroom two is located to the front of the apartment with a window overlooking the entrance terrace and is used as a home office/occasional bedroom. There is an en-suite bathroom that is Jack and Jill style making it accessible from the hallway. Bedroom three overlooks the rear courtyard and is currently used as a fabulous boudoir/dressing room.

**VIEWING BY APPOINTMENT ONLY**

The hallway turns and widens out allowing excellent space for bookshelves or potential for built-in cupboard storage. Two steps rise and to the left side a door opens to the courtyard garden whilst another door opens to the principal bedroom. This room is a peaceful haven designed for relaxation with views over the courtyard garden and with its own en-suite shower room.

The living space is large and naturally zoned to provide defined kitchen, dining and living spaces. The kitchen is well-fitted with contemporary white units with integrated fridge/freezer, dishwasher oven and separate microwave with induction hob and extractor fan. Adjacent to the kitchen is an area suitable for a large refectory style dining table and chairs. The sitting area enjoys a good deal of afternoon sunshine from the large bay window and there is excellent space for comfortable furniture. The warm ambiance of this room creates a haven for relaxation whilst the space allows for socialising and entertaining family and friends.

### **OUTSIDE**

To the front is an entrance terrace with space for planters and pots and from the rear hallway a glass door opens to a charming courtyard with space for relaxation and al-fresco dining. There is a concealed area which is ideal storage and there is ample room for pots, containers and garden furniture.

To the front of the villa is a large communal garden for the exclusive use of the residents. These well maintained grounds are not only sheltered but are blessed with a good deal of available sunshine. The level lawn is ideal for a gentle game of boules and mature shrubs and trees give year round interest with garden benches provided for relaxation. The development has a bin store and a separate secure bicycle storage area.

### **AREA**

Enviably located within a large sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the International Marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

### **COMMUNICATIONS**

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity, and drainage are all connected, subject to the necessary authorities and regulations. Gas fired boiler with underfloor heating.

### **CURRENT PROPERTY TAX BAND D**

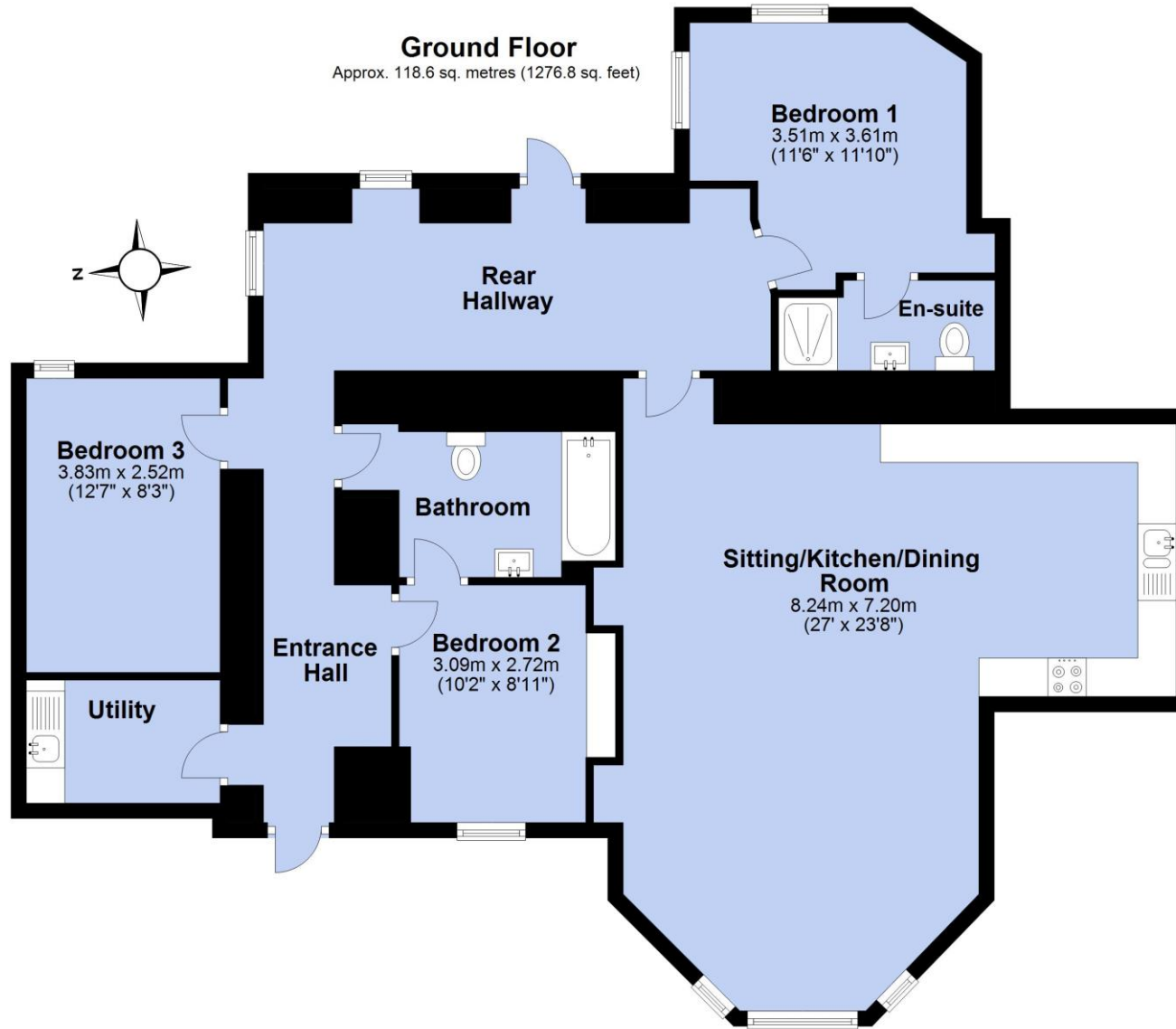
(Payable 2023/2024 £2,132.74).

### **CURRENT MAINTENANCE/LENGTH OF**

**LEASE** £1,500 per annum, ground rent £250 per annum, remaining period of 999 year from 1<sup>st</sup> January 202. Holiday and short term letting is permitted, well behaved pets are allowed with the consent of the Management Company.







Total area: approx. 118.6 sq. metres (1276.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Whilst every effort 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.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.