



MONKSWELL, ST MARKS ROAD, TORQUAY  
**GUIDE £425,000 FREEHOLD**

## THREE BEDROOM TERRACED HOUSE WITH GARDENS AND SEA VIEWS JUST MINUTES WALK FROM THE COASTAL PATH

### SUMMARY:

New to the market is this three-bedroom property located in the popular Meadfoot Area of Torquay. Although currently used as a Family Home the property is loosely arranged into two apartments and as such offers versatile accommodation either as a Family Home or to offer excellent Investment potential as two Holiday Homes. The accommodation briefly comprises three double bedrooms one with shower cubicle, and one with walk in wardrobe, two living/dining/reception rooms, three kitchen areas, utility room and two bathrooms. To the rear of the property is a delightful enclosed patio and garden area arranged over two levels with timber shed. There are wonderful views across Meadfoot Rock from here and also from the First Floor and further stunning open views can be found from the coastal path which is accessed via a private gate to the rear of the property with Meadfoot Beach approximately five minutes from there by foot.

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### AT A GLANCE

- Sea Views over Meadfoot Rock
- Investment Potential
- Secondary Accommodation
- Three Double Bedrooms
- Gardens

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## ACCOMMODATION

**Entrance Hallway** - Upvc Half Glazed Front Door. Doors to all principal rooms. Full height window. Cupboard with shelving for storage.

**Lounge Diner** - 19'5" x 13'8" (5.92m x 4.17m) A bright room with feature full height fireplace with inset shelves housing an electric fire below and complimentary hearth. Double doors open out onto the rear patio and garden. Timber flooring. Further opening into.

**Kitchen** - 12'11" x 7'3" (3.94m x 2.2m) This is another bright room overlooking the rear garden with sliding doors leading out. Fitted with a range of wall and base units with inset single oven, hob and extractor over. Single bowl Carron sink and drainer. Integrated under counter fridge. Door to a useful utility Room with Washing Machine and shelving above.

**Bedroom One** - 11'8" x 11' (3.56m x 3.35m) A double bedroom, cupboard with hanging rails, further cupboard with shelving.

**Ground Floor W.C** - 5'3" x 3'4" (1.6m x 1.02m) Low Level Wc and Wash Hand Basin. Splashback Tiling.

**Bathroom** - 6'4" x 5'5" (1.93m x 1.65m) Comprising of bath with electric shower above and shower screen. Wash hand basin with storage below. Separate freestanding unit for storage. Tiling throughout.

**Kitchen Two** - 13'7" x 7'4" (4.14m x 2.24m) This kitchen forms parts of the potential secondary accommodation with its own front door. Located on the Ground Floor stairs rise to the First Floor where the remaining accommodation can be found.

Fitted with a range of base units, single bowl and drainer, inset 2 ring electric hob extractor over. Under counter separate fridge and freezer. Full height cupboard housing the Ideal combination boiler. Stairs rise to the First Floor.

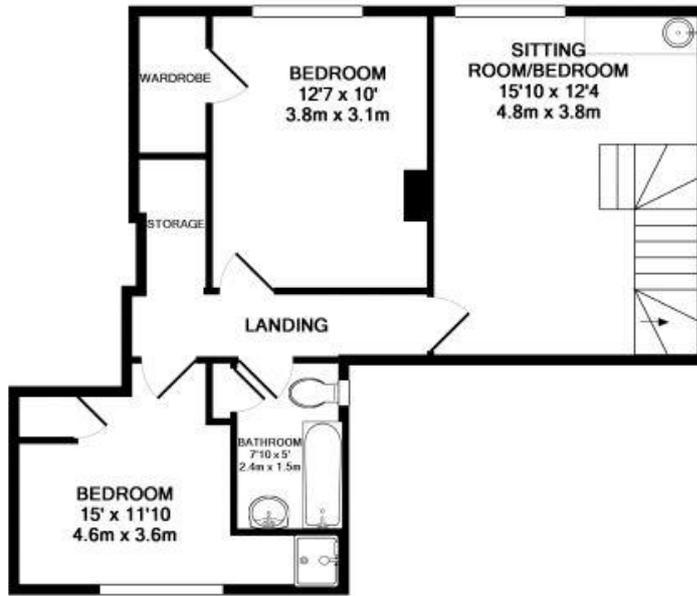
**First Floor Lounge / Diner** - 16'4" x 12'3" (4.98m x 3.73m) With fantastic sea views out over Meadfoot Rock this is a bright room and extremely versatile currently laid out as a sitting room with kitchen area incorporating wall and base units and single bowl sink and tap. Small hatch opening to loft space. Door to hallway with further storage area and doors to all principal rooms.

**Bedroom Two** - 13'2" x 10' (4.01m x 3.05m) Another double room again with sea views similar to the lounge/diner. Door to a useful walk-in wardrobe with hanging rails.

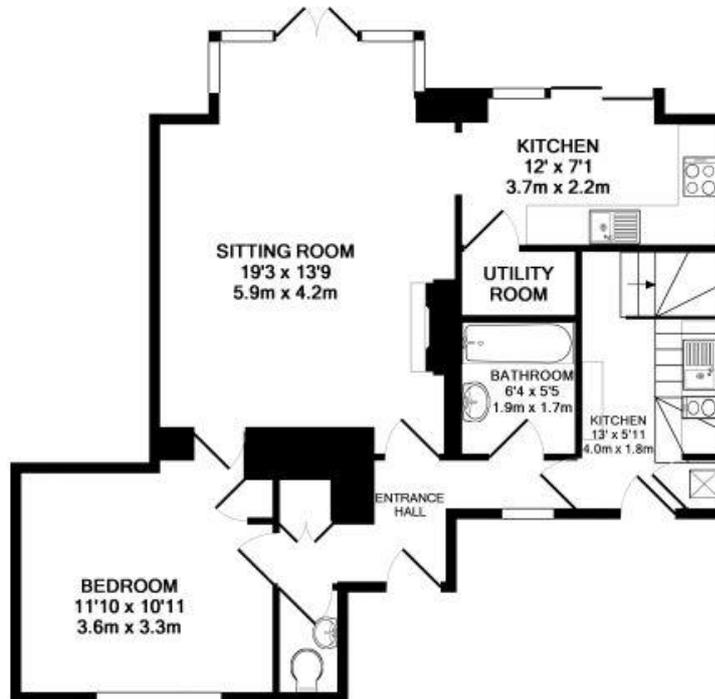
**Bedroom Three** - 15'2" x 12' (4.62m x 3.66m) Max measurements. A further double bedroom with a built-in double shower. Cupboards for storage with shelving.

**Bathroom** - 7'9" x 5'7" (2.36m x 1.7m) Comprising Bath with Shower Over and Shower Screen. Pedestal Wash Hand Basin with mirror above. Low level W.C. Feature full height tiling throughout. Heated Towel Rail.

**Outside** - The property is located at the head of a private driveway. On street parking is available on St Marks Road itself. To the rear of the property there can be found a delightful patio enjoying a sunny aspect and ideal for alfresco dining, steps lead to a further lawned area with timber storage shed.



1ST FLOOR  
APPROX. FLOOR  
AREA 559 SQ.FT.  
(51.9 SQ.M.)



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

EPC - TBC

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