

10 Sovereign House

Ref No: 3735

The Terrace, Torquay, Devon, TQ1 1DE



2 Bedroom Cottage Style Maisonette Close to the Harbour

Part of a Fantastically Presented Grade II Listed Building

Located on the Prestigious Terrace, Close to Torquay's Harbourside, Marina & Town Centre

Allocated Private Parking and Gated Entrance

Ideal for Holiday Lets or Use as a Second Home

£169,500 Leasehold

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LOCATION

Sovereign House occupies a much sought after position, close to Torquay's Harbourside, deep water Marina and town centre with its array of shops, facilities, amenities, restaurants, cafes and local attractions including Living Coasts and the Princess Theatre, which are within close proximity. The location is ideal for holiday makers and locals looking for the harbour lifestyle. Across the road from the property, the new Hilton Hotel development is underway, bringing large investment into the local area and providing a variety of extra eateries for locals and tourists alike.

DESCRIPTION

Sovereign House is a beautiful Grade II Listed building, originally constructed in 1811, and has been described as "an elegant terrace that is historically important in the development of Torquay". Access to 10 Sovereign House is via Montpellier Road through a private gated entrance.

The property benefits from its own private allocated parking space directly outside the property. Internally, the two bedroom maisonette has been arranged with the living accommodation and kitchen on the ground floor and the two bedrooms and bathroom on the lower floor. The kitchen and bathroom have been fitted out to a good specification and buyers could choose to put their own stamp on the space.

This property would suit a variety of buyers looking to enjoy the harbour lifestyle, or alternatively a secure lock up and leave second home for holiday makers looking to have their own piece of the English Riviera.

The accommodation briefly comprises:-

GATED ACCESS

Montpellier Road:-

FRONT DOOR

To:-

LANDING

Leading to:-

LIVING ROOM/DINER

16' 9" x 13' 1" (5.1m x 4.0m)

With a feature fireplace and stained glass window.

KITCHEN

10' 10" x 8' 6" (3.3m x 2.6m)

With a range of worktop surfaces, cupboards and drawers, integrated fridge freezer, oven with extractor over, 5 ring gas fired hob and sink with drainer.

Stairs leading to:-

BEDROOM 1

12' 10" x 9' 10" (3.9m x 3.0m)

BEDROOM 2

9' 10" x 8' 10" (3.0m x 2.7m)

BATHROOM

10' 2" x 8' 6" (3.1m x 2.6m) (max)

With sink, WC, bath and shower attachment.

EXTERIOR

There is a small terraced area to the front.

PARKING

The property has an allocated parking spot off Montpellier Road.

HOLIDAY LETS

We are informed that the property is suitable for holiday lets.

TENURE

The maisonette is held on a 999 year lease starting in 2006.

SERVICE CHARGE

We are informed the service charge is £2,121.80 per annum, to be paid in advance on the 1st of July.

COUNCIL TAX BAND C

EPC AWAITED

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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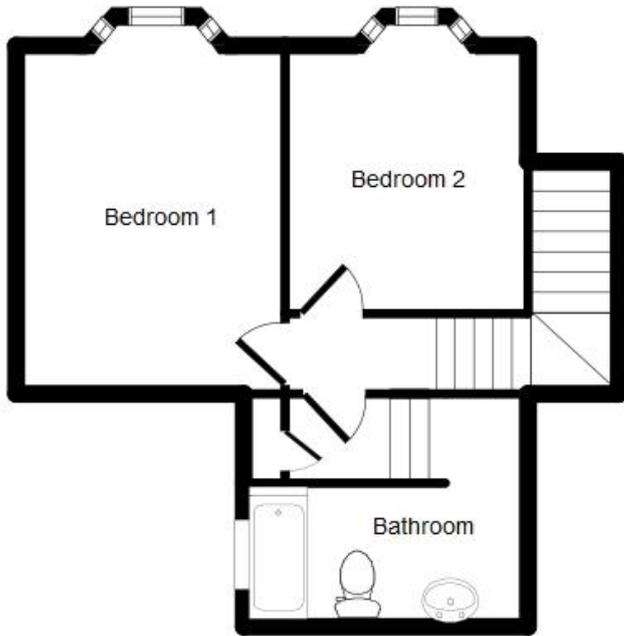




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Lower Floor



Ground Floor



Illustration for identification only - not to scale
square footage shown is approximate
Made with Visual Floor Planner
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www.bettesworths.co.uk
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