

Freehold

Unique and Versatile Home and
Business, or Extended Family Home

- Award winning self-contained accommodation set on the English Riviera
- Fabulous location just minutes level walk to an award-winning beach
- Spacious and homely 3-bed letting Villa with terrace garden
- Stunning 2-bed letting apartment
- Generous ground floor owner's apartment
- An impressive Victorian property with terraced patio gardens
- Parking fronting Falkland Road
- EPC commissioned



Avenue Park Villa and Apartment

Avenue Park Villa and Apartment, 3 Avenue Road, Torquay, Devon, TQ2 5LA

Ref: CD-20155

Freehold Price: **£659,000 Guide Price**

Summary

Avenue Park Apartments and Villa is a charming, luxurious retreat nestled in the picturesque coastal town of Torquay. Situated in the heart of the English Riviera, this incredibly versatile property allows guests a homely experience within any of the letting accommodation, all of which are maintained to incredible high standards and ideally located just a short stroll from the local beach (Torre Abbey Sands), Torquay Marina and a vibrant array of bars, cafes, and restaurants.

Torquay is a very popular holiday destination and a “foodies” delight with world class seafood locally caught and a bustling harbour lined with cafés, bars, and restaurants. It’s a haven for seaside enthusiasts with one of the region’s most stunning, unspoilt coastlines, which stretches for over 22 miles and offers breathtaking viewings over the sparkling waters of the English Channel. Boasting not only several beautiful sandy beaches, Torquay is also renowned for its elegant Victorian architecture which adds a touch of timeless charm around the town along with a palm-tree lined promenade and more things to do than any other UK resort.

The town has a fascinating culture and rich heritage including its connection to the famous crime writer Agatha Christie, who was born in Torquay.

The Property

An elegant Victoria Villa with later additions, which previously traded as a guest house prior to a full programme of refurbishment to convert the once B&B to a superb, self-contained letting accommodation briefly comprising front facing Victorian Villa with open plan kitchen and dining area, sitting room, ground floor en-suite bedroom and a further two bedrooms over the first floor both having en-suite facilities. There is also a separate bathroom with bath.

The two-bed letting apartment, situated just off the parking areas enjoys further open plan kitchen and dining space along with a light and airy sitting area, with two en-suite bedrooms and an outside terrace area.

The owner currently utilises the spacious ground floor one-bed apartment which enjoys a high spec kitchen with central island, large living and dining area with patio door out, along with a large bedroom complete with stunning walk-in bathroom with free standing bath and separate large shower and a walk in wardrobe.

Internal Details

Fronting Avenue Road, one of the main routes to the seafront, rising up to....



External door leading to inner vestibule and door to...

The Villa

Open plan kitchen and dining area (17'x 14') a light and airy area benefiting from full glazing to the front, with views across the park to Chelston. A spacious room with dining table with room for all guests, and a well-equipped domestic kitchen- a great space to entertain!

Door to ground floor lobby with access to...

Sitting room (17'x 14') front facing with large bay windows looking over the garden, and recreation park beyond, and room with many period features.

Ground floor bedroom (15'x 12') a large Double room with en-suite shower.

Original Victorian staircase rising up to the first floor, lobby landing giving access to...

Bedroom (16'x 12') Double room with en-suite shower.

Bathroom (11'x 4') with bath, basin and WC.

Bedroom (14'x 11') a beautiful front facing, Double room with large bay windows and open views and en-suite shower room.

The Apartment

Accessed off the rear parking area, 4 steps down to the front door giving access to...

Open plan Kitchen/ diner/ lounge (19'x 17') a beautiful well-designed kitchen looking over the dining and lounge area. This space is light and airy with aspects out over the side terraced patio gardens.

Off the open plan kitchen via the hallway..

Bedroom (14'x 9') Spacious Double room with en-suite

Shower Room (7'x 3')

Bedroom (13'x 9') Double room with en- suite shower room, looking over the courtyard patio.

Owners' accommodation

Currently used by the owner, however, could revert to further letting space if required. Ground floor entrance door giving access to...

Kitchen (16'x 10') A high end, modern kitchen with large central island.

Sitting room (18'x 12') plenty of space for a dining table along with comfortable seating area, benefiting from patio doors out to the garden.

Master bedroom (17'x 16') a very spacious master bedroom with Double bed, walk in wardrobe and high-end bathroom with luxury bath, and a large walk-in shower.



External Details

Avenue Park benefits from a delightful, terraced patio running the length of the property. This tiered garden has mature plants and borders along with suntrap seating area.

Fronting the Villa is a laid to lawn with plenty of space for seating and BBQ.

Off Falkland Road is the parking area which can comfortably accommodate 3/4-vehicles.

The Business

Owned and operated by our client since 2007 in which time the building has received a complete conversion to self-contained letting accommodation. The building received a full refurbishment program upgrading the interior of this beautiful period property, into the charming individual spaces available today. Avenue Park has been brought into the 21st century, whilst retaining all of its original charm.

Avenue Park Apartment and Villa prides itself on being the market leaders in homely hospitality with all self-contained letting areas finished to the highest of standards and a high level of attention to detail throughout including well equipped kitchens and every amenity required for a comfortable home stay.

Whilst the business enjoys a great deal of repeat business throughout the year, the nature and layout of Avenue Park makes this property incredibly flexible

and versatile, with any ingoing party able to use each area for letting purposes should they desire, or likewise take occupation of the sizable Villa, or Apartment- for their own accommodation. This makes Avenue Park a unique opportunity to take this property as a home for extended family, or part home- part rental income.

Our client has loved her time at Avenue Park, which has been a home, and a successful business for 17 years, and the close proximity to the beaches, Torre Abbey gardens, recreational parks, Harbour and Town centre and its many restaurants and eating establishments, as well as gym and leisure facilities to enjoy, all just a short walk away, the location has been one of the key factors for staying in situ for almost two-decades.

Having made the difficult decision to place Avenue Park on the market, our client wishes to retire, presenting a superb opportunity for any interested party to take over this lifestyle holiday letting business, along with securing a fabulous property in a great location.

Tenure

Freehold, with a guide price of £659,000 to include fixtures, fittings and goodwill. Stock at valuation in addition. No direct approach to be made to the business; please direct all communications through Charles Darrow. Viewing strictly by appointment only.



Business Rates

Current valuation as registered on the 2023 rating list is £5,700.

Services

We are advised all main services are connected.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

Accounting information

Full trading figures will be furnished to bona fide applicants.



Stock at Valuation

If applicable- Stock is to be purchased at valuation on the day of completion.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/ukxi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regards.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

To arrange a viewing please contact:

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