



Harbour View Ruckamore Road



**STAGS**

# Harbour View Ruckamore

, Torquay, TQ2 6HF

Exeter 26 miles Dartmouth 11 miles Totnes 9 miles

## A beautiful victorian home with sea views & driveway parking.

- Sea Views.
- Character Features & Modernized fixtures.
- Large Living Spaces
- EPC: TBC
- Utilities: MAINS, Gas, Water, Electric, Drainage
- Driveway Parking.
- Four Double Bedrooms
- Close to Sea front, Cockington Village & Amenities.
- Council Tax Band: E

## Asking Price £475,000

A beautifully presented Victorian semi-detached residence offering spacious and versatile accommodation arranged over four floors, combining an abundance of period charm with modern family living. The property enjoys attractive sea views, generous proportions throughout and the rare advantage of driveway parking & underfloor heating, making it an exceptional home in a highly desirable coastal setting.

The ground floor is centred around an impressive bay-fronted sitting room, rich in character and complemented by high ceilings and period detailing synonymous with its Victorian heritage. To the rear, a superb open-plan kitchen/dining room provides an excellent space for everyday living and entertaining, while the sunroom enjoys a pleasant outlook and creates a bright and welcoming additional reception area. A convenient cloakroom completes the accommodation on this level.

Arranged across the upper floors are four well-proportioned bedrooms, including a particularly spacious principal bedroom featuring a charming bay window and en-suite bathroom, whilst the remaining bedrooms are served by a family bathroom and separate shower room, offering excellent flexibility for growing families or visiting guests. From the upper levels, delightful sea views provide an ever-changing coastal backdrop.

Further enhancing the property is a useful basement level incorporating a home office and laundry room, ideal for those working remotely or requiring additional storage and utility space. Outside, the driveway provides valuable off-road parking, while the property's elegant Victorian façade and wealth of original features create a timeless appeal. This is a rare opportunity to acquire a substantial character home that successfully blends historic charm, practical living space and enviable coastal views.





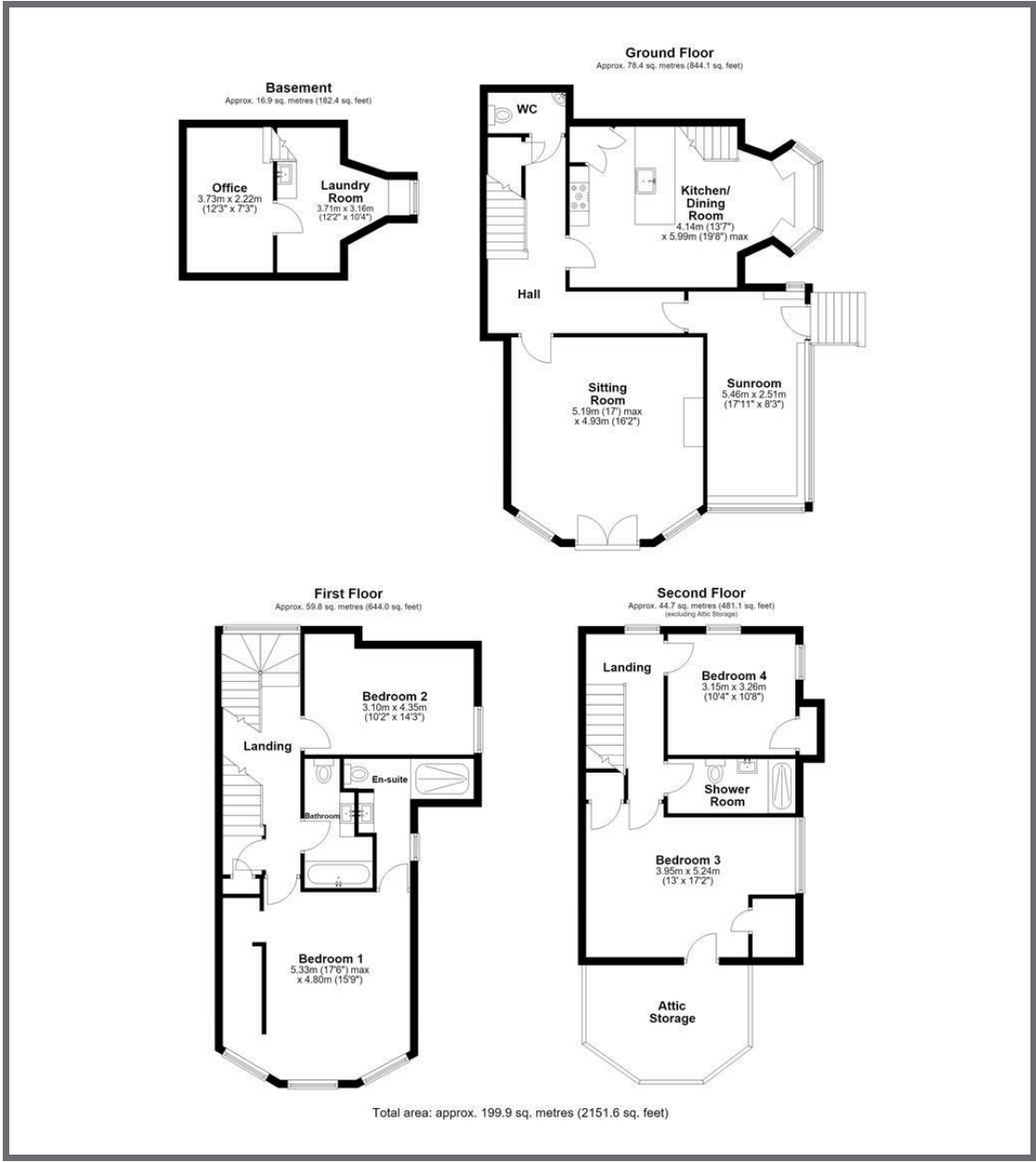
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| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential      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

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