



## The Vinery

Montpellier Road, Torquay

**£199,000** Leasehold

- SPACIOUS RECEPTION HALL
- SITTING/DINING ROOM
- KITCHEN
- 2 BEDROOMS (1 EN-SUITE)
- SHOWER ROOM
- SLIM FULL WIDTH BALCONY
- SEA VIEWS
- EPC - C

This COASTAL APARTMENT boasts SEA VIEWS and forms part of The Vinery, one of Torbay's most prestigious retirement developments set in a prominent position on the lower hillside above Torquay's harbour. This particular APARTMENT occupies a THIRD FLOOR POSITION, being beautifully presented and featuring a FULL WIDTH SLIM BALCONY. The Development features a communal roof top conservatory and raised gardens with both enjoying exceptional sea views, residents laundry, guest suite and house managers.

Torquay's vibrant harbour, yacht marina and town centre are all within a gentle stroll, providing an array of shopping, dining and leisure amenities. A pleasant, level walk across the sea front promenade leads to the Princess Theatre, Torre Abbey Sands, leisure centre and rail station.

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# The Vinery

Montpellier Road, Torquay, TQ1 1TY

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## **OWNER'S INSIGHT**

"I have loved living at The Vinery for 18 years, and there are so many things which made my decision to buy, and kept me here for so long. The convenience is exceptional, with the restaurant level of Hoopers department store literally a few minutes away where the lift takes you down to the Strand, main bus terminus and vibrant harbour. The one thing I will miss is the community spirit within The Vinery, and although fellow owners are not in each other's pockets, it's comforting to know someone is usually on hand or available for a chat, and a perfect meeting space is the communal garden or conservatory. With the lovely view, fresh air off the Bay and sunshine, it truly feels like living on the Riviera."

## **STEP INSIDE**

From the secure communal entrance, lift or stairs rise to the third floor from where a private door with spyhole opens to the spacious RECEPTION HALL with telephone door entry system and two generous storage cupboards. The SITTING/DINING ROOM is a bright and spacious room featuring French doors opening to a FULL WIDTH SLIM BALCONY enjoying beautiful views over the surrounding area to the sea at Tor Bay. Open archway to the KITCHEN, fitted with a range of solid wood fronted units and working surfaces with inset sink unit. Fitted electric oven and grill, four ring ceramic hob with filter hood over, provisions for washing machine, tumble dryer, dishwasher and free standing fridge/freezer. BEDROOM 1 with tilt and turn door with sidescreen window opening to the slim balcony, enjoying the

sea views. Fitted double wardrobe with mirror fronted sliding doors, further storage cupboard housing the immersion cylinder with slat shelving for linen. EN-SUITE with white suite of panelled bath with shower attachment taps, wash hand basin and WC. Three quarter tiled walls, chrome heated towel rail, further Dimplex heater and extractor fan. BEDROOM 2 with tilt and turn door with matching sidescreen window opening to the slimline balcony enjoying similar views to bedroom one. SHOWER ROOM with white suite of shower cubicle, wash hand basin and WC. Part tiled walls, chrome heated towel rail, further Dimplex heater and extractor fan.

## **STEP OUTSIDE**

Lift and stairs ascend to the penthouse level where there is a COMMUNAL CONSERVATORY and TERRACE from where there are stunning sea views to Tor Bay. On this level is the LAUNDRY, and external steps with stairlift to the COMMUNAL GARDEN commanding fine sea views to Tor Bay with sheltered seating area for the enjoyment of all residents.

## **ADDITIONAL INFORMATION**

GENERAL - Double Glazing & Electric Heating.  
Tunstall emergency call system.  
Resident House Manager and Guest Suite.  
LENGTH OF LEASE - 150 years from 1986  
SERVICE CHARGE - £1,246 per quarter.  
COUNCIL TAX BAND - D (Torbay Council).





### **OUR AREA**

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

### **TORQUAY IS WELL CONNECTED**

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

### **DIRECTIONS**

SAT NAV: TQ1 1TY. From the Harbour, with Debenhams on your left, turn left at the clock tower into Torwood Street, at the traffic lights turn left onto The Terrace and take the first right and you will see The Vinery straight ahead.

The Old Town Hall  
Manor Road  
St Marychurch,  
Torquay TQ1 3JS

## SALES

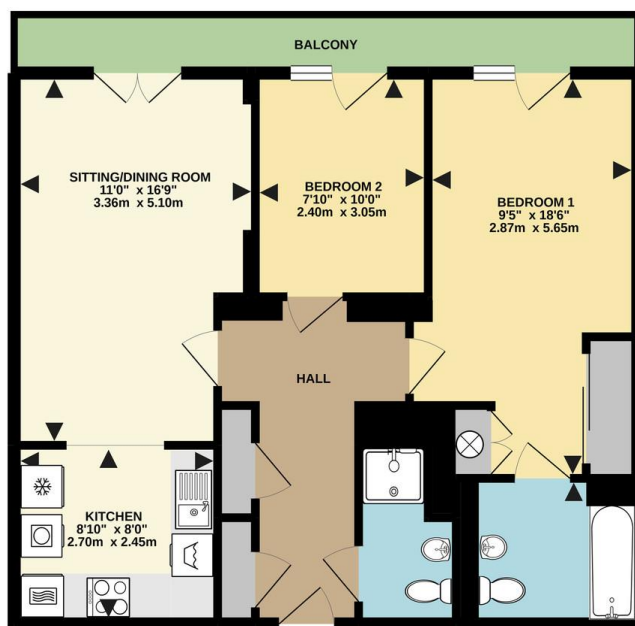
01803 328899  
property@johnlake.co.uk

## LETTINGS

01803 328811  
office@johnlakelettings.co.uk



GROUND FLOOR  
671 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT** John Lake 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.

