



4 Orchard Place  
Middle Lincombe Road Torquay Devon  
£250,000 Leasehold

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Torquay Devon TQ1 2AE

£250,000



Part of a coastal retirement community, this purpose built two-bedroom apartment has southerly views into Tor Bay and communal facilities located in the adjacent Victorian Manor House

- Open plan living space ■ Private terrace ■ Sea views
- 2 Bedrooms ■ 2 Bathrooms ■ Parking space
- Communal facilities and grounds

#### FOR SALE LEASEHOLD

Orchard Place is part of the Lincombe Manor Retirement community, purpose built approximately 13 years ago in the grounds of the restored Lincombe Manor House which now provides communal facilities in a grand setting. The apartment is just one of ten in a contemporary two storey building.

#### LOCATION

Middle Lincombe Road is in the Lincombes Conservation area which is sought after for its historic character and quiet ambiance. There is a local bus service and the harbourside, town centre and beaches are within easy reach as are the excellent local facilities at the nearby village style community of Wellswood.

#### DETAILS

Steps descend to the private enclosed courtyard where there is a storage unit and the front door opens to the entrance hall with cloaks/boiler cupboard. The living room is open plan with full-length patio doors giving access to the terrace and providing southerly views towards the sea.

The kitchen area has been well-designed in a contemporary style with the granite countertop extending to provide a peninsular breakfast bar. The open plan layout allows for a dining table and chairs to be placed between the kitchen area and the full length windows with ample space for comfortable furniture for relaxation and enjoyment of the views. There are two double bedrooms, one with a contemporary en-suite shower room, there is also an additional bathroom with a shower over the bath.

The apartment has a private south-facing sun terrace opening to the communal gardens which is perfect for relaxing whilst enjoying the sea views. There is one allocated parking space adjacent to the development.

#### THE MANOR HOUSE

The Grade II Listed Manor House, built c1862 in a Gothic style has been faithfully restored to its former glory to provide excellent communal space for the residents. Facilities include a bar, restaurant, library/games room, communal lounges and sun terrace and grounds with sea views.

#### AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, sandy beaches and historic pier, all enhanced by the Marina and a good range of shops, galleries, cafes and restaurants.

#### COMMUNICATIONS

Excellent communication links include bus services and a railway station. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an international Airport at Exeter offers a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired under floor heating.

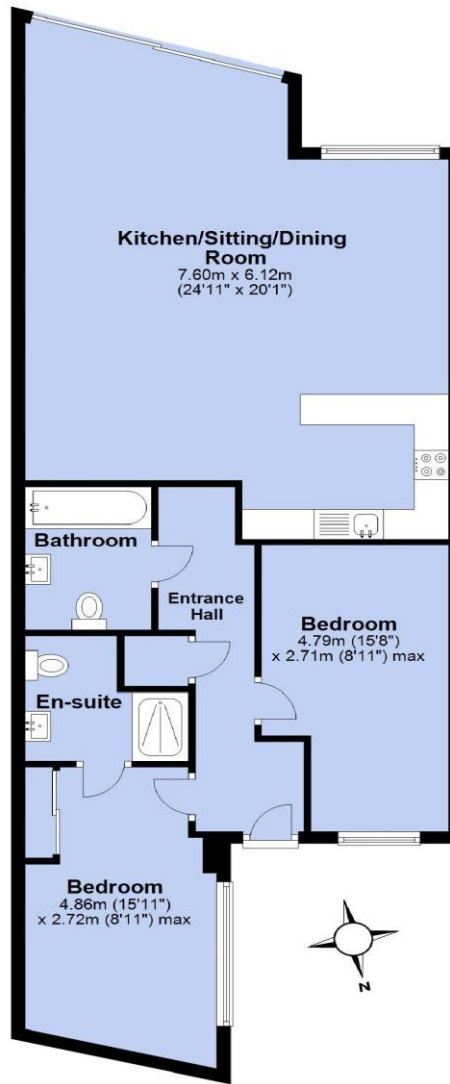
**CURRENT PROPERTY TAX BAND E** (Payable 2023/2024 - £2606.68)

**MAINTENANCE/LENGTH OF LEASE** Remaining period of 125 year lease from 1<sup>st</sup> July 2012. Occupants must be a minimum of 55 years of age. Service charge £7442.98. Holiday letting is not permitted.

VIEWING BY APPOINTMENT ONLY







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<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, Scotland & Wales		EU Directive 2002/91/EC	

Total area: approx. 85.5 sq. metres (920.1 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, 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.



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IMPORTANT - We 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.