



**JOHN COUCH**  
THE ESTATE AGENT

17 The Headlands  
Cliff Road Torquay Devon  
**£550,000 Leasehold**



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**Superbly appointed apartment with two bedrooms and two shower rooms, a large zoned living space, two south facing balconies, coastal communal gardens and secure parking**

Kitchen/dining room ■ Sitting room/snug  
2 bedrooms ■ En-suite shower room ■ Shower room  
Communal cliff top gardens ■ 2 private balconies  
One secure undercover parking space, one external space ■ Visitors parking

#### FOR SALE LEASEHOLD

The Headlands is a well-respected development built during the late 1980's to provide spacious high-end apartments in an exceptional sea front location. This well presented apartment has outstanding views directly into and around Tor Bay and offers the opportunity for relaxed living and a laid-back coastal lifestyle.

#### LOCATION

Set in a level location just off the sea-front promenade very close to local hotels and a short distance to the sandy beach at Abbey Sands, the theatre, Marina and the facilities of town, there is a bus service nearby and Torquay railway station is within level walking distance.

Close by is the 450 acre village of Cockington Country Park with its Manor House, craft centre, 11<sup>th</sup> Century church, thatched cottages, pub, tea rooms and extensive network of paths and cycleways.

#### INTERIOR

To the front of the building steps rise to the main entrance, or from the car park there is direct level access to the smart foyer which has a communal seating area. The apartment is on the first floor and can be easily accessed by lift, or by the stairs. (The building has two separate lifts).

The wide hallway is of an irregular shape and has numerous storage cupboards with a door to the right side opening to the kitchen and a further door opening to the living space. From entering the sitting area, you are immediately drawn to the full-length patio doors that frame the stunning views across the lawn and into the bay. This southerly panoramic view takes in the sweep of the bay where passing boats and the lighthouse at Berry Head provide a constantly changing view day or night. This superb space with a feature fireplace makes a truly comfortable place to relax whilst enjoying the coastal views.

Adjacent to this room is a partially concealed additional living space which could make a cosy snug for reading or a superb home office, although the stunning views might prove too much of a distraction.

The dining area flows from the rear of the lounge and so enjoys the same views and has space for a large table. The kitchen, which although of open plan design, is not fully visible from the sitting area, but the open plan nature makes it is very convenient.

The kitchen is fully fitted with contemporary units incorporating some integral appliances and the worktops wrap around to provide a small breakfast bar area.

VIEWING BY APPOINTMENT ONLY

From the kitchen you return directly to the hallway where there are two good sized double bedrooms.

The principal bedroom has French doors framing the coastal view and giving access to a south facing balcony. There is also a dressing area with fitted wardrobes and a stylish en-suite shower room with a level walk-in shower.

Bedroom two has fitted wardrobes and the window gives superb views across the balcony towards the marina. Completing the accommodation is a newly fitted shower room with built-in storage and a utility cupboard with space and plumbing for laundry appliances.

#### **OUTSIDE**

The main balcony is of irregular shape and is accessed through sliding doors from the sitting room. This large balcony offers ample space to relax and to dine al-fresco whilst enjoying the southerly views over the bay. A second, smaller balcony is accessible from the principal bedroom and enjoys the same spectacular bay views. The apartment has two parking spaces one of which is undercover and is accessed via secure gates where there is also a private lockable storage unit.

To the southerly aspect are private lawned gardens dissected by footpaths that lead to secluded cliff-top seating areas for the resident's enjoyment.

#### **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

#### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

**SERVICES** Mains water, electricity and drainage are connected, subject to the necessary authorities and regulations. Electric convector heaters.

**CURRENT PROPERTY TAX BAND G** (Payable 2023/2024 £2132.74).

**MOBILE PHONE COVERAGE** EE, Three, O2 Vodafone (Ofcom Data)

**BROADBAND** (Standard & Ultrafast with Virgin Media and Openreach (Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £5406.74 per annum to include water. Remaining period of 199 year lease from September 2008. Residents own a share of the freehold.

**GENERAL GUIDANCE** Under the terms of the lease pets and holiday letting are not permitted. Assured Shorthold Tenancy Letting is allowed. (Subject to confirmation by the Management Company).





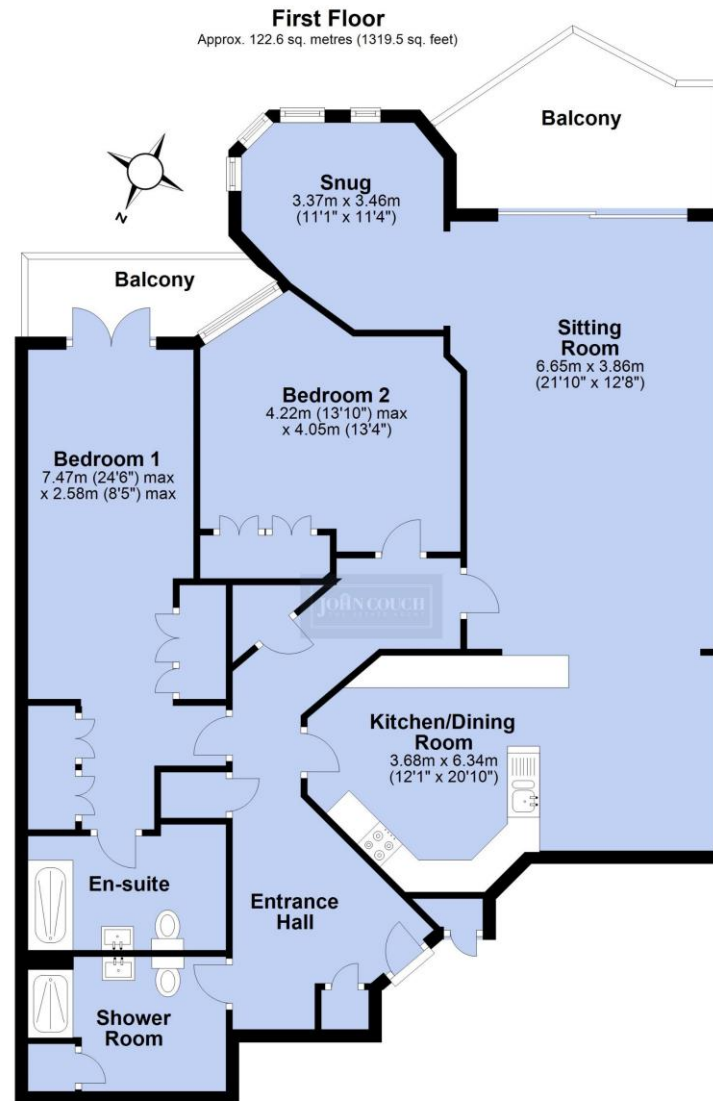












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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.