



The Penthouse 12 Collingwood  
Braddons Hill Road East Torquay Devon

**£487,500 Leasehold**



# The Penthouse 12 Collingwood Braddons Hill Road East Torquay Devon TQ1 1AJ

£487,500



**A unique penthouse apartment within a restored Victorian villa, providing spacious accommodation, direct lift access, gated parking and balconies with bay views**

Entrance hall ■ Kitchen ■ Dining room ■ Sitting room ■ Balconies  
4 bedrooms ■ En-suite shower room ■ Cloakroom ■ Bathroom  
Tandem parking space ■ Visitors parking  
Communal gardens for the residents enjoyment

## FOR SALE LEASEHOLD

This Grade II Listed Victorian Villa was converted into apartments approximately twelve years ago with the penthouse apartment sitting majestically to the top floor and having the finest views.

An archway from the parking area leads to the communal entrance where the apartment can be accessed by the original staircase or via a lift which allows exclusive direct access into the apartment.

## INTERIOR

The lift opens to a large hallway which runs the length of the apartment and is naturally illuminated by a series of lightwells flooding the space with daylight. The living space is generously proportioned and is divided by an open archway with the sitting area having a double aspect and French doors to the south facing balcony.

Adjacent to the dining space is the kitchen which is very well fitted with contemporary cream units topped with granite worktops that flow into a rounded breakfast bar providing the perfect space for casual dining. Integrated appliances include, double oven, dishwasher, washing machine and fridge/freezer with space for a tumble dryer. There are French doors giving access to a balcony with views across the gardens to Tor Bay.

Returning to the hallway the principal bedroom is set on the sunny south west corner and has French doors leading to a balcony and en-suite facilities with a double-width walk in shower. Bedroom two has dual aspect with windows to the north and west.

To the east end of the apartment are two further bedrooms, a family bathroom and an additional cloakroom. The apartment has multiple storage cupboards and several rooms have good eaves storage.

## OUTSIDE

Collingwood is approached via wrought iron electric gates which open to the parking area where the penthouse has two allocated spaces in tandem. Visitors parking is also available. The apartment has three balconies which are all south facing and have views into Tor Bay and the surrounding coastline. To the south side of the Villa are the original gardens which are now beautifully maintained providing communal space for the residents to enjoy.

**VIEWING BY APPOINTMENT ONLY**

A pathway leads through the gardens to a secure gate which opens onto Braddons Hill Road making access to the harbourside very easy.

### **POSITION**

Set within a prime residential conservation area, this historic neighbourhood is convenient not only for the town and harbourside but for the village style community of Wellswood with excellent local facilities including Church, pub, restaurants, cafes and shops. From Wellswood the road winds through Ilsham Valley to the beach at Meadfoot which has parking and a waterside café.

### **AREA**

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes.

There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world-class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular coastal town of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties nearby offer many opportunities for leisurely days away from the coast.

### **COMMUNICATIONS**

The excellent communication links include a direct rail service to London Paddington with excellent inter-city connections at Newton Abbot. The south Devon Highway makes access into the bay easy and there are good road links to the vibrant cities of Plymouth and Exeter. An international airport at Exeter is the gateway to destinations further afield.

**MAINTENANCE / LENGTH OF LEASE** £4483 per annum, £100 ground rent, remaining period of 125 year lease from 1<sup>st</sup> January 2010.

**GENERAL GUIDANCE** Pets are not allowed at this development. Short term lets are allowed but holiday letting is not permitted (Subject to confirmation by the Management Company).

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired heating with radiators and electric air-conditioning unit in the lounge, dining room, and principal bedroom.

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

**MOBILE PHONE COVERAGE** EE, Three, 02, Vodafone (Ofcom Data) **BROADBAND** Standard, Superfast and Ultrafast via Virgin Media, Openreach (Ofcom Data)





PENTHOUSE APARTMENT  
1635 sq.ft. (151.9 sq.m.) approx.



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 FLOOR AREA : 1635 sq.ft. (151.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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Collingwood  
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WARNING  
KEEP GATE  
CLOSED AT ALL  
TIMES