



**JOHN COUCH**
THE ESTATE AGENT

6 Hyfield Gardens
Grafton Road Torquay Devon
£265,000 Leasehold



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£265,000



Stylishly updated two bedroom apartment with splendid bay views, balcony, garage parking and communal gardens with a swimming pool

- Sitting/dining room ■ Kitchen
- Two bedrooms ■ Bathroom
- Sea views ■ Balcony ■ Communal gardens
- Single garage ■ Visitor Parking

FOR SALE LEASEHOLD

Hyfield Gardens was erected on the site of a Victorian villa and was built to take advantage of the far-reaching south facing views into Tor Bay.

Constructed during the 1970's this apartment has recently undergone a programme of refurbishment to provide stylish seaside living with a relaxed ambiance.

LOCATION

Hyfield Gardens is in a conservation area where fine period architecture is still very much in evidence. This quiet residential location is convenient for the harbourside, town and beaches, with excellent local amenities at both Lisburne Square and the village style community of Wellswood.

INTERIOR

From the smart communal entrance stairs rise to the first floor where the door to the apartment opens to a hallway where there are some useful storage cupboards.

On entering the sitting/dining room you are drawn to the patio doors which frame the views and provide access to the balcony, a large picture window gives fine views around the bay. This spacious room can be naturally zoned to provide separate areas for a dining table and chairs and lounge furniture for enjoyment of the outdoor space.

From the sitting/dining room, glass doors open to the newly fitted kitchen which has a double-aspect providing views over the area and an abundance of natural daylight.

The room has been well-fitted to three sides with a good range of high-gloss units capped with subtly contrasting countertops. There is a good range of integrated appliances including an oven with induction hob over and concealed extractor fan, fridge/freezer, microwave, slimline dishwasher and washing machine.

Returning to the hallway there are two double bedrooms both with fitted wardrobes and with windows providing views over the surrounding area. Completing the accommodation is a comprehensively fitted bathroom with a full bath with shower over and glass screen, WC and hand basin set into a high-gloss vanity unit and chrome ladder style radiator.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

From the sitting/dining room sliding patio doors open to the balcony that has space for a table and chairs and provides the perfect spot to enjoy the available sunshine and views into the bay.

Hyfield Gardens is set in well-maintained communal gardens that are for the exclusive use of the residents and their guests. The mature and established plantings provide year round interest and communal benches have been thoughtfully placed to allow enjoyment of the wonderful bay views. Within the lawned area there is a small swimming pool.

A single garage with up and over door and light and power is located beneath the block, there is also parking for visitors.

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 Torquay 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 Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides 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 central heating with radiators.

CURRENT PROPERTY TAX BAND C (Payable 2024/2025 £984.75).

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Ofcom Data)

BROADBAND Standard, Superfast and Ultrafast available with Openreach (Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £1500 per annum. Remaining period of a new 999 year lease from 2019. Residents own a share of the freehold

GENERAL GUIDANCE

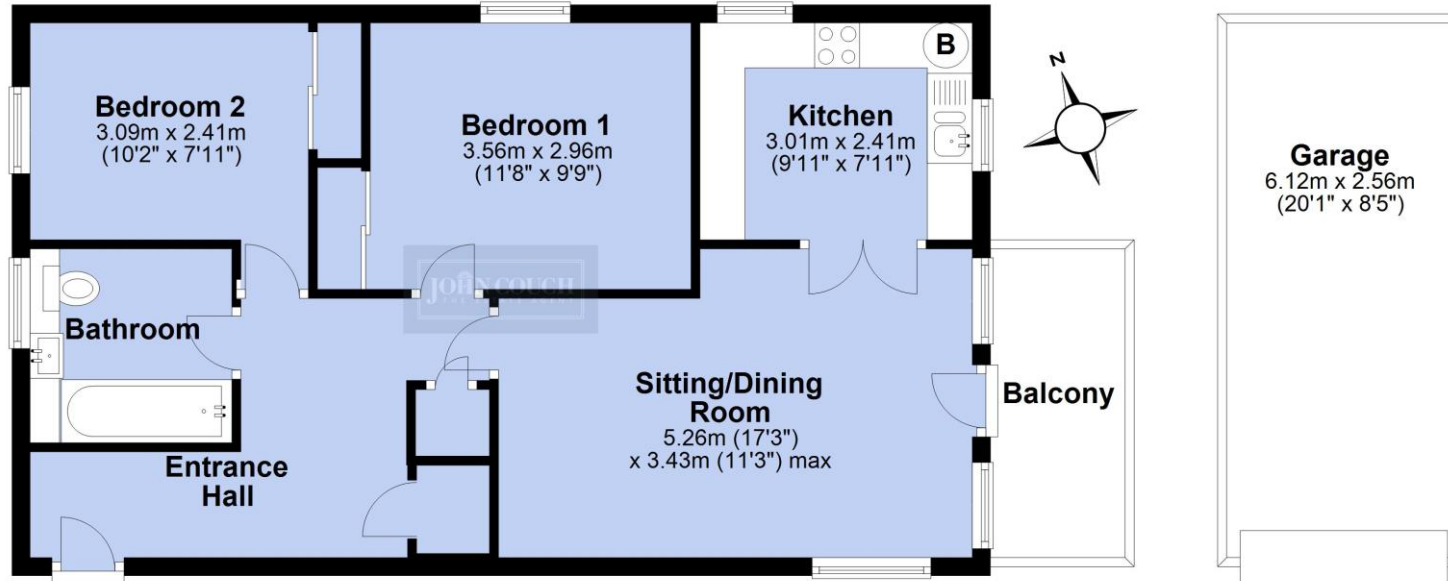
Pets are not permitted at the development. Short term lets and holiday letting is permissible. (Subject to confirmation by the Management Company)



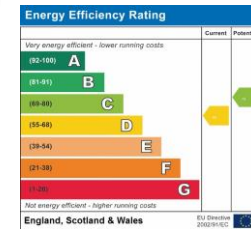


First Floor

Approx. 62.1 sq. metres (668.4 sq. feet)



Total area: approx. 62.1 sq. metres (668.4 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.