



**JOHN COUCH**  
THE ESTATE AGENT

Apartment 1 Woodlands  
Braddons Hill Road East Torquay Devon

**£435,000 Leasehold with share of freehold**



# I Woodlands Braddons Hill Road East Torquay Devon TQ1 1HF

£435,000



An exceptional two-bedroom entry level apartment forming part of an unlisted Georgian era Villa with a private south facing terrace, parking and use of mature communal gardens

- Entry Level ■ Sitting/dining room
- Kitchen/breakfast room ■ South-facing private terrace
- 2 double bedrooms ■ En-suite shower room ■ Family bathroom
- Communal gardens ■ Allocated cellar storage ■ Two allocated parking spaces

## FOR SALE LEASEHOLD/SHARE OF FREEHOLD

Woodlands is thought to have been built c1815 making it one of Torquay's earliest villas and during the late 1980's it was successfully converted to form just five unique residences. This spacious ground floor apartment enjoys some of the principal rooms of the villa where the high ceilings, original cornicing and window shutters have been sensitively preserved. These period features are now enhanced with some contemporary elements to provide a stylish, comfortable home for a relaxed lifestyle, or offering ideal space for second home living.

## LOCATION

Located off Babbacombe Road, Woodlands falls within the Warberries Conservation Area where fine period architecture is still very much in evidence.

This sought after location is within walking distance of the marina, waterfront and town with local shops for everyday needs at nearby Lisburne Square and the village style community at Wellswood.

Torwood Gardens is also close by and was one of the first parks in Torquay provided for public use. Local buses run on the Babbacombe Road including the iconic open top bus.

## INTERIOR

Inset within an arched entrance the panel glazed front door has a Georgian style fanlight above and opens to a welcoming entrance hall. To the left side the sitting/dining room is of generous proportions with large French windows framing the views over the terrace to the gardens beyond and where heritage details combined with modern design elements leave a lasting impression.

The traditional marble fireplace has a period style gas fire which is set between full length niches giving a nice sense of symmetry and providing ideal spaces for display.

This spacious room has a natural area for comfortable furniture to be placed in front of the fire and to also take advantage of the views over the garden whilst still allowing ample room for a formal dining table and chairs.

Returning to the hallway two archways lead into the kitchen/breakfast room. This room has been skilfully fitted with glossy cabinetry forming seamless clean lines and there are contrasting black countertops which together with the ceiling beams create an appealing design statement. A small breakfast bar has been fitted to provide the perfect place for casual dining and there is a good range of AEG integrated appliances, including a wine fridge with space for an American style fridge/freezer and tumble dryer.

VIEWING BY APPOINTMENT ONLY

A large picture window gives natural daylight and a glazed door opens to the rear courtyard giving access to the communal cellar.

The principal bedroom is a well-proportioned room with period features, where French doors provide swathes of natural daylight and open directly to the garden terrace giving the ambiance of a peaceful retreat. There is a natural space for a range of wardrobes and additional room for chairs and dressing table. The en-suite shower room has been well fitted providing a corner shower, a wide wash basin set into a storage cabinet and WC.

Returning to the hallway where there are two large storage cupboards, bedroom two can be found to the left side. This is a very comfortable double bedroom which has a two deep-set window overlooking the courtyard area and provides a superb guest facility. The family bathroom has a large walk-in shower, WC, pedestal basin and free-standing roll-top bath with high level opening windows for natural light and ventilation.

## **OUTSIDE**

From the road the driveway leads to the house passing a small mews development and continuing onto the house where parking is available. The south-facing paved terrace is accessed through French doors from either the sitting room or principal bedroom and has attractive stone balustrading with a wrought-iron gate leading back to the driveway. The terrace is very private and being south facing it enjoys a good deal of available sunshine making it ideal for relaxation or dining al-fresco.

From the terrace there are views over the communal gardens which are for the exclusive use of the residents and have many mature trees and shrubs with a Cedar of Lebanon forming a magnificent centrepiece within the lawned area.

The apartment comes with allocated cellar storage accessed from the communal courtyard.

## **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. 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 boiler with radiators.

**CURRENT PROPERTY TAX BAND B** (Payable 2024/2025 £1736.66)

## **MOBILE PHONE COVERAGE**

O2 and Vodafone (Ofcom Data estimated)

**BROADBAND** Standard (ADSL) Superfast (Cable) and Superfast (FTTP) available with Openreach and Virgin Media (Ofcom Data estimated)

## **CURRENT MAINTENANCE/LENGTH OF LEASE**

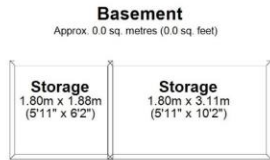
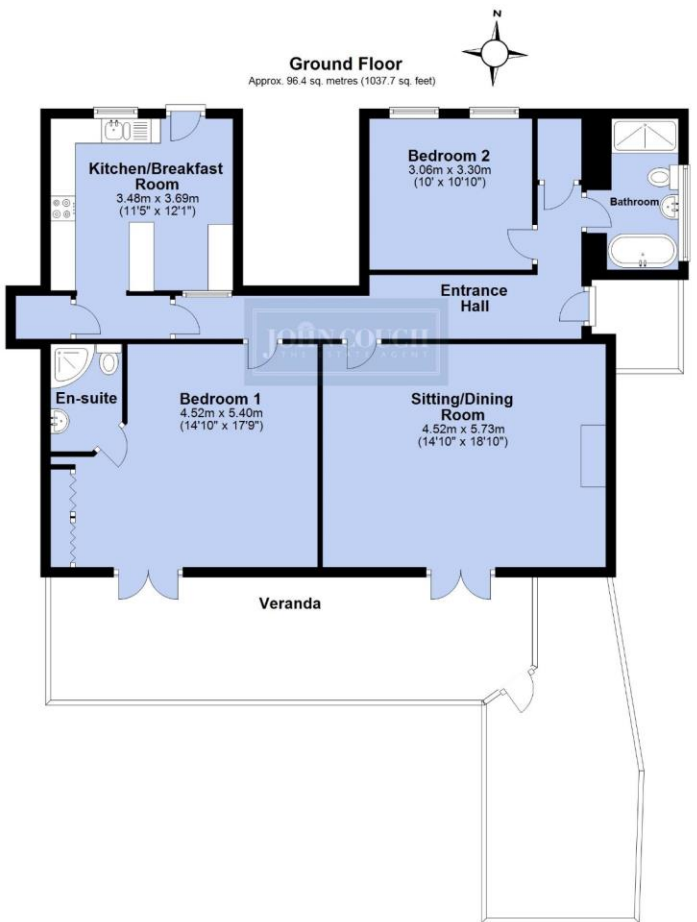
£1824 per annum plus £50 annual Ground Rent. Remaining period of 199 year lease from 1987, lease expiry date 29/09/2186. The residents own a share of the freehold, self managed by Regency Woodlands Ltd.

**GENERAL GUIDANCE** Shorthold tenancy agreements and pets are allowed with the permission of the management, but holiday letting is not permissible.

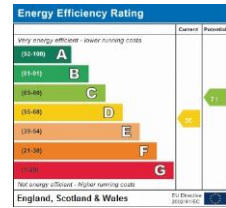
**NOTE:** The windows are double glazed uPVC and in the principal bedroom and sitting/dining room there are opening fanlights and the installation allows use of the original shutters.







Total area: approx. 96.4 sq. metres (1037.7 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.