



6 Lifton House Priory Road
Torquay Devon TQ1 4NH

£275,000 Leasehold



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A spacious two bedroom apartment on the first floor of a detached Victorian Villa with a private courtyard garden, two parking spaces, conveniently close to local shops and the Babbacombe Downs

- Entrance hall ■ Open plan kitchen/living/dining room
- Two bedrooms ■ En-suite bathroom ■ Shower room
- Private courtyard garden ■ Two parking spaces
- Visitor parking

FOR SALE LEASEHOLD

This two bedroom apartment is one of just eight homes created in 2012 from the conversion of a gracious Victorian villa. The well-proportioned rooms and high ceilings create a sense of space and light and there is the addition of a private courtyard garden that offers sheltered outside space along with two allocated parking spaces. This well-laid out apartment is the perfect home for those looking for an easy to manage home close to local amenities and beaches.

LOCATION

Lifton House is set in the sought-after St Marychurch Conservation area in a quiet side road where it blends perfectly with the other period properties in the immediate vicinity. This level location is conveniently close to local transport links, an extensive range of shops, cafes and pubs, two GP practices and a pharmacy.

A short level walk away are Tessier Garden and the beautiful Babbacombe Downs where there are cafes with sea views, pubs and the Babbacombe theatre. Oddicombe beach with its beach café and the famous Cary Arms are easily accessed from the Downs by footpath or by means of the famous cliff railway. Torquay Golf Club, bowls and tennis are available locally along with many water sports.

INTERIOR

This first floor apartment is approached from the front of the house through an external door and entrance shared with just one other apartment.

The stairs rise to the first floor where the front door opens to a welcoming hallway that is large enough to accommodate a small desk or bookcase and there is an access to the loft area which provides storage.

The living area has a dual aspect with pleasant views over the surrounding area and is a well-appointed space with a designated kitchen area complete with attractive wall and base units that wrap around to create a natural division with sitting/dining area. The kitchen has a range of integrated appliances and space for a fridge/freezer.

The remaining space is large enough to accommodate a table and chairs and comfortable furniture for relaxation with an attractive marble fireplace creating a focal point.

The apartment has two good sized bedrooms both with fitted wardrobes with the principal bedroom also having an en-suite bathroom which has a bath and a separate corner shower unit. Completing the accommodation is a contemporary shower room with large walk-in shower.

VIEWING BY APPOINTMENT ONLY

OUTSIDE.

To the front are two parking spaces with additional space for visitors. The courtyard garden is enclosed by a fence and has an area of decking and provides the perfect spot to relax on sunny days.

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 D (Payable 2024/2025 £2232.85)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £1514.50 per annum. Remaining period of 999 year lease from 24/6/2009, lease expiry date 24/6/3008, 984 years remaining.

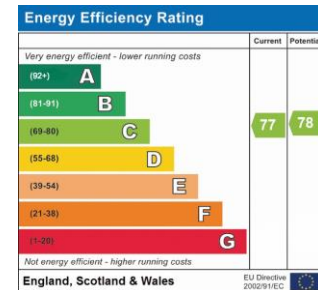
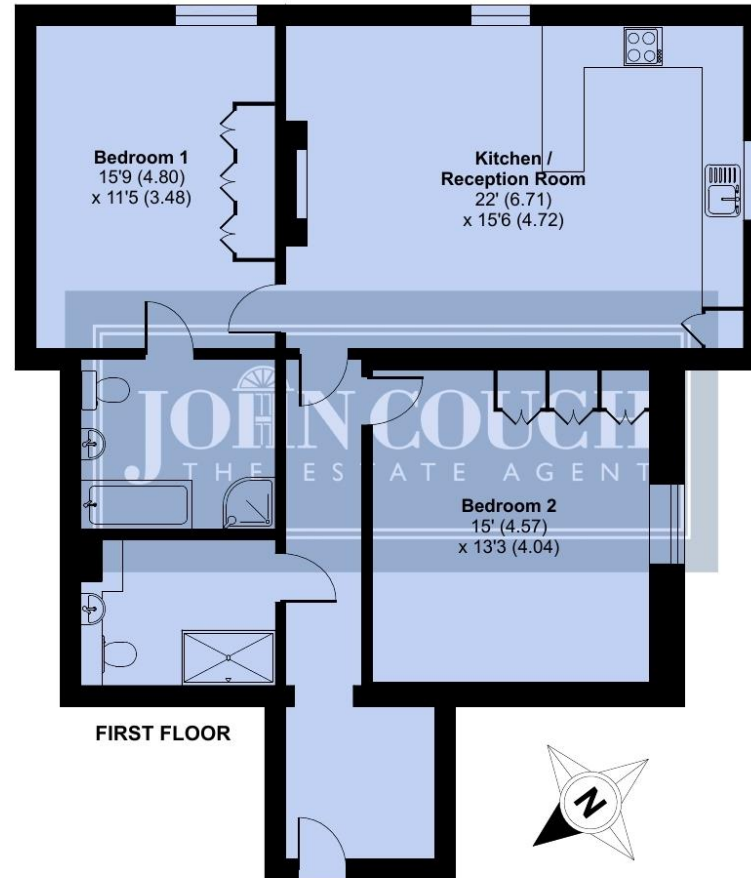
GENERAL GUIDANCE Shorthold tenancy agreements and small well-behaved pets are allowed, but holiday letting is not permissible. (Subject to confirmation by the Management Company)





Approximate Area = 1030 sq ft / 95.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for John Couch The Estate Agent. REF: 1165516

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.