



GLENSIDE COURT

JOHN COUCH
THE ESTATE AGENT

29 Glenside Court Higher Erith Road
Torquay Devon
£85,000 Leasehold

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A second floor one bedroom apartment in a purpose built development, designed for retirement living with communal gardens and parking, situated close in the heart of Wellswood, close to excellent local facilities and buses

- Purpose built retirement apartment ■ Wellswood location
- Living room ■ Bedroom ■ Kitchen ■ Shower room
- Communal gardens ■ Parking ■ Storage

FOR SALE LEASEHOLD

Purpose-built during the 1980s Glenside was planned to provide secure easy to manage retirement apartments on a level site with sunny communal gardens. This well-respected development has just 30 apartments laid out over four floors.

LOCATION

Glenside is within the peaceful Lincombes Conservation Area within a short stroll of the village style amenities of Wellswood. This friendly community caters well to everyday needs with a church, delicatessen, pub and shops including a French patisserie, pharmacy, post office and convenience stores.

Regular bus services operate close by with buses travelling to the harbourside and town and also to out-of-town shopping areas and Torbay Hospital.

INTERIOR

From the smart communal entrance stairs or lift rise to the second level where the front door to the apartment opens to a hallway where there is a linen cupboard. The sitting room provides a bright space for relaxation with a large picture window framing the view over the neighbourhood.

From the sitting room a door opens to the kitchen which is well fitted with wall and base units to three sides. There is space for an electric cooker, washing machine and fridge/freezer.

Returning to the hallway the bedroom can be found to the right side. This lovely bright room has a large picture window that overlooks Wellswood and the immediate area. There is also a built-in double wardrobe with cupboards above.

Completing the accommodation is a shower room with a shower cubicle, basin, WC and extractor fan.

OUTSIDE

All residents have access to the lovely communal gardens where a level lawn is bordered by mature shrubs and trees with seating for the residents positioned to capture the afternoon sunshine.

Each apartment has a lockable storage area located to the garden level.

VIEWING BY APPOINTMENT ONLY

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

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, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating.



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

MOBILE PHONE COVERAGE 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (Full Fibre) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LEASE TERMS £3471.20 per annum. Ground Rent £25.00 per quarter (£100 per annum), 99 year lease from 1/8/1987, lease expiry date 1/8/2086, 61 years remaining.

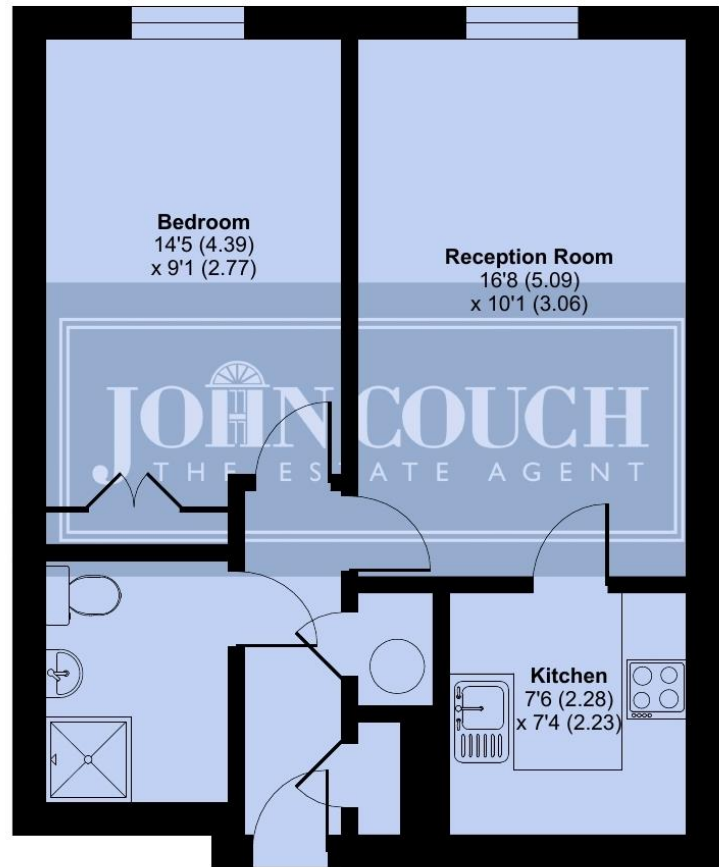
TERMS Minimum age restriction of 60 years. Pets are with the strict permission of the Managing Agent. Holiday letting and short term letting is not permitted. Careline emergency call system throughout.



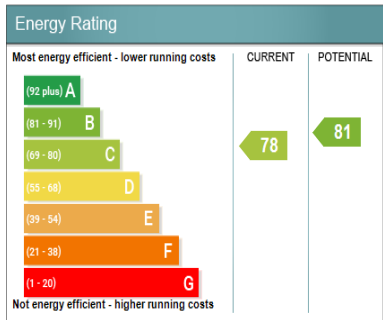


Approximate Area = 483 sq ft / 44.9 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

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.