



JOHN COUCH
THE ESTATE AGENT

3 Danby Heights Close Lincombe Drive
Torquay Devon
£385,000 Leasehold



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An exceptional two bedroom duplex apartment imaginatively updated and extensively reworked from its mid-century origins to create a series of bright and dynamic spaces with wooded hillside views to the sea, sun terraces and parking

- Impressive two bedroom duplex apartment
- Stylishly reconfigured and extensively updated
- Open plan living space ■ Snug ■ Utility/WC
- Two bedrooms & bathrooms ■ Sun terraces ■ Parking

FOR SALE LEASEHOLD

The accommodation unfolds over split levels where impressive contemporary touches and confident design create a haven of clean lines and gallery-like spaces. The neutral palette emphasises the light-filled rooms to provide an exceptional home where bay views and Mediterranean inspired garden terraces provide a relaxed seaside lifestyle.

LOCATION

Danby Heights is elevated above Torquay's coastline located off a select residential drive that was constructed during the Victorian era as a carriage driveway from where extensive vistas across the wooded headland into Tor Bay and the surrounding area were enjoyed.

Today it is sought after for its exclusivity and proximity to the beach and the village style community of Wellswood with its excellent range of local amenities that include cafes, delicatessen, French patisserie, restaurant, pub, pharmacy, post office, convenience stores and salons.

Nearby are footpaths that meander through Lincombe Woods to Ilsham Valley and to the beach at Meadfoot, which has a café with a waterside terrace.

INTERIOR

A smart shared entrance lobby with a glazed sliding door opens to the private entrance hallway. A few stairs lead down to the bedroom level where there are two double bedrooms both of which are positioned to enjoy the stunning views across the wooded hillside to the bay beyond.

These serene rooms with their pared-back aesthetic beautifully showcase the stunning views whilst the sliding doors open to glass fronted Juliette balconies that flood the rooms with natural light.

The principal bedroom suite is a tranquil space defined by its sea view with a fully fitted dressing room and an adjacent bathroom with twin basins.

The second bedroom also enjoys the far reaching views to the sea and there is a beautifully fitted shower room with double width shower completing the accommodation at this level.

Stairs descend to a mid-level landing where a snug provides a versatile space that is currently used as a home office and occasional bedroom. (There is concealed hatch opening to a tanked storage area). A few more steps descend to the garden level where the open-plan kitchen/dining and living area is an ode to the pared-back aesthetic with pristine white walls creating an airy and uplifting atmosphere.

The kitchen features white gloss cabinetry, a range of integrated appliances and an island unit designed for casual dining. The high-gloss floor tiles continue out onto the garden terrace creating visual continuity and flow between the inside and outside spaces.

VIEWING BY APPOINTMENT ONLY

The living space is backdropped by full length and full width glazing that frames the mesmerising views with doors opening to the garden terrace. The space naturally divides into two zones where a dining table is perfectly positioned in front of the glazed doors and the seating area has a contemporary fire creating a warm focal point during the colder months.

At this level there is also a utility room combined with a cloakroom/WC with the laundry appliances cleverly concealed behind bespoke cabinetry.

OUTSIDE

The extensively re-worked garden lies to the south aspect where a large tiled terrace hugs the building and creates a natural space for entertaining family and friends or for quiet contemplation whilst reclining in sun loungers. Quirky containers are filled with architectural plants whilst a backdrop of native species provides colour and structure throughout the seasons. There is a storage area for garden paraphernalia beneath the main terrace (not full head height).

To the front of the house a pathway leads from the parking space through a small front garden where there is a secure storage cupboard. The front door opens to the shared entrance lobby where there is a further storage cupboard.

Danby Heights Close has raised borders filled with fine architectural plants that create an impressive and structural backdrop. there is provision for visitor parking with further parking available on Lincombe Drive.

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.

Torbay 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.

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, Plymouth and the M5 motorway. The international airport at Exeter is 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. New boiler installed March 2019.

CURRENT MAINTENANCE/LEASE TERMS

£195 per annum service charge (for the upkeep of the communal garden area) and £10 annual Ground rent. 999 year lease from 5/06/2003, lease expiry date 24/11/2977, 953 years remaining.

CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2025/26 £2339.84)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL)

GENERAL GUIDANCE Assured Shorthold Tenancies of a minimum of six months and small pets are permitted with the approval of the resident's association. Holiday letting is prohibited (Subject to confirmation by the Management Company)



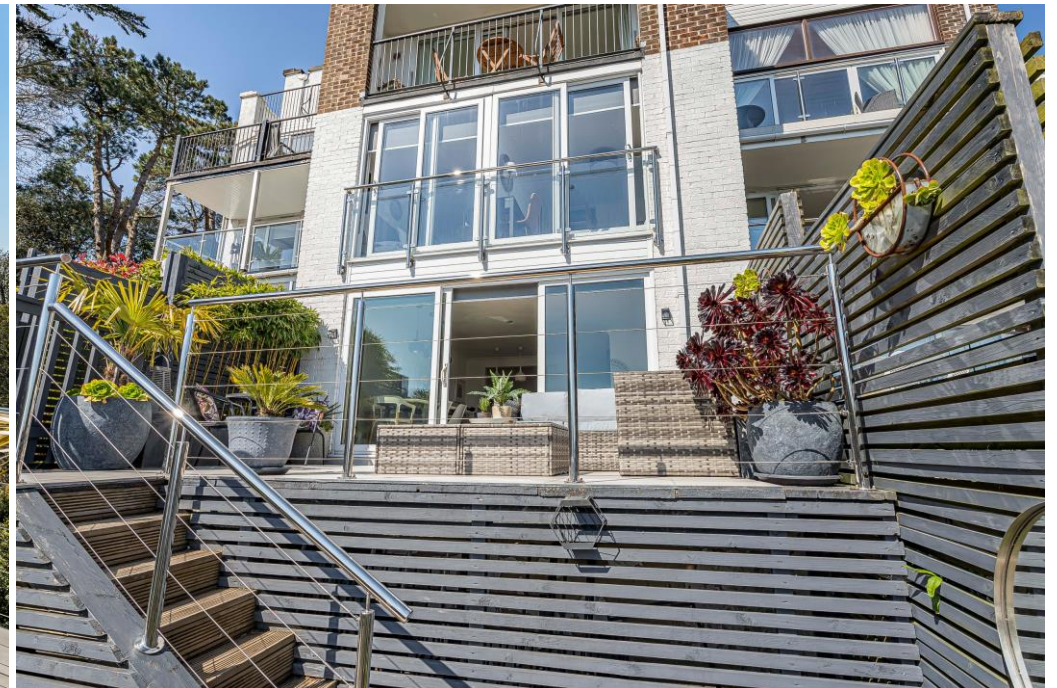








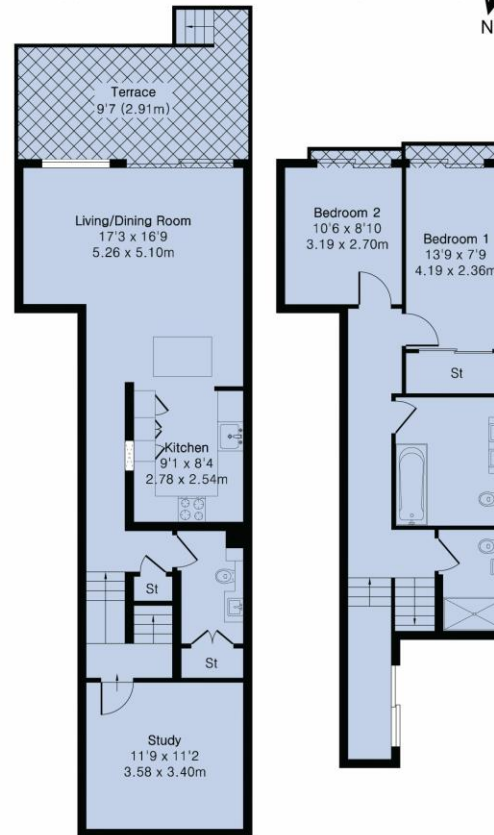




Approximate Gross Internal Area 1152 sq ft - 107 sq m

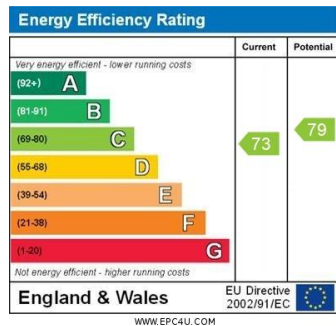
Lower Ground Floor Area 650 sq ft - 60 sq m

Upper Ground Floor Area 502 sq ft - 47 sq m



Garden Level

Ground Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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