



JOHN COUCH
THE ESTATE AGENT

18 Torwood Court
Old Torwood Road Torquay Devon
£175,000 Leasehold

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A two bedroom, third floor apartment with a west facing balcony in a well-maintained purpose built development ideally located for access to local amenities and the harbourside

- Two bedrooms ■ Bathroom and separate WC
- Sitting room ■ Kitchen
- West facing balcony ■ Communal gardens
- Sought after Conservation area close to amenities & harbour

FOR SALE LEASEHOLD

In a sought-after Conservation area and set within established communal grounds, this apartment is a perfect home for easy living.

LOCATION

Torwood Court is set within the Warberries Conservation area which is a quiet residential neighbourhood close to local amenities at Lisburne Square with more extensive facilities at nearby Wellswood with a local bus service on the Babbacombe Road bringing the harbourside and town within easy reach.

INTERIOR

From the smart communal lobby a lift or stairs rise to the third floor where the front door opens to a spacious hallway giving access to the accommodation. The sitting room provides good space for comfortable furniture for relaxation and there are large picture windows flooding the room with natural daylight with a glass door opening to the covered balcony. Across the hallway the kitchen is fitted with a range of wall and base units with space and plumbing for a washing machine.

Bedroom one is located to the west side with fitted wardrobes and windows that overlook the balcony and view beyond. The second bedroom is also a double and overlooks the east side of the development. Completing the accommodation is a bathroom with double width walk in shower and wash basin with a separate Cloakroom/WC.

OUTSIDE

Set within well-established communal grounds with parking for residents and visitors, the apartment has a west facing covered balcony perfectly placed to capture any available sunshine.

AREA

From the harbour area a walk along the level seafront promenade passes the Marina and leads to the beach at Torre Abbey Sands, with a wide choice of restaurants, cafes and bars found along the waterfront. The town has range of shops and galleries with further facilities located at two out of town shopping parks close to Torbay Hospital. There is a range of activities and year round events with many land and water based sporting opportunities to experience.

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 Plymouth and Exeter where there is an international airport.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. **CURRENT PROPERTY TAX BAND C** (Payable 2025/2026 £2079.86)

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

CURRENT MAINTENANCE/LENGTH OF LEASE £1875.00 per annum and £1 ground rent per annum., remaining period of 999 year lease from 25/12/1962, lease expiry date 25/12/2961, 156 years remaining. Owners own a share of the freehold.

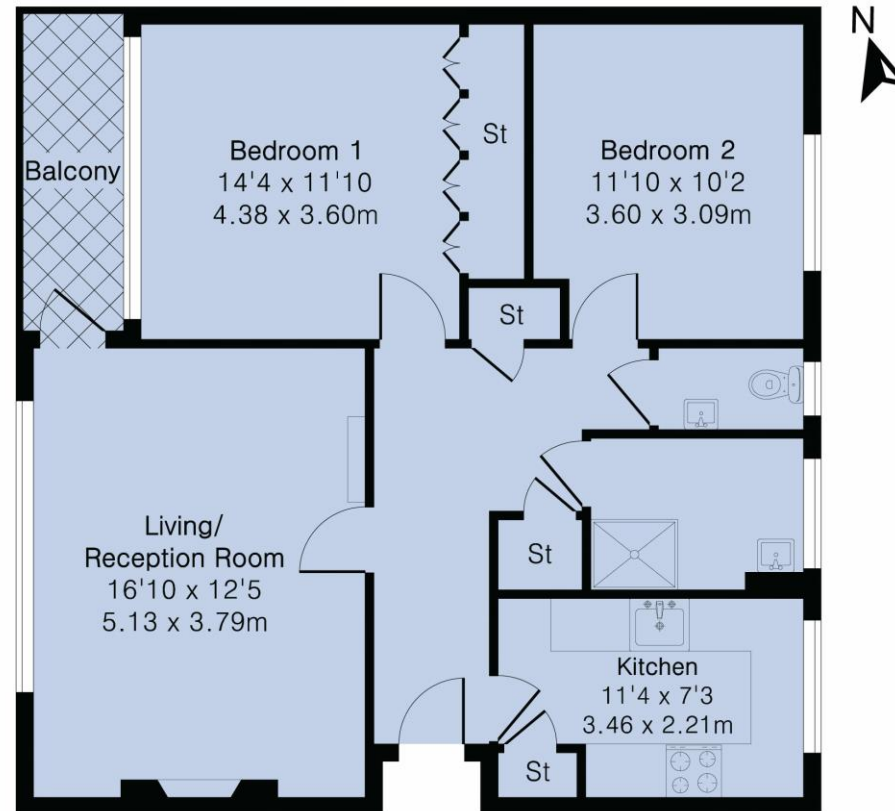
GENERAL GUIDANCE Shorthold tenancy agreements and small well-behaved pets are allowed, but holiday letting is not permissible. (Subject to confirmation by the Management Company)

VIEWING BY APPOINTMENT ONLY





Approximate Gross Internal Area 777 sq ft - 72 sq m



Third Floor Flat

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



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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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.