



JOHN COUCH
THE ESTATE AGENT

35 Lyncombe Crescent
Higher Lincombe Road Torquay Devon

£325,000 Leasehold



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Torquay Devon TQ1 2HP

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A two bedroom apartment with fabulous views into Tor Bay and beyond, south facing full width balcony, communal gardens with swimming pool and garage

- Classically presented apartment with stunning bay views
- Full width balcony ■ Living room ■ Kitchen
- Two double bedrooms ■ Bathroom and en-suite
- Landscaped communal gardens with swimming pool ■ Single garage

FOR SALE LEASEHOLD

The property offers a very well presented apartment with stunning bay views, providing a comfortable, well planned home for those seeking a low maintenance lifestyle by the sea.

LOCATION

Lyncombe Crescent is found on the peak of Lincombe Hill within the Lincombes Conservation Area which is set slightly away from Torquay town and harbour and is prized for the wonderful views and peaceful ambiance. The friendly village style community of Wellswood with its church, school, pub, restaurants and shops is close by as is the popular beach at Meadfoot known for its colourful beach huts and waterside café. There is an excellent local bus service which stops opposite the building.

INTERIOR

From the garage located beneath the building a lift rises directly to the third floor, pedestrian access is via stairs or lift from the front of the building. The front door opens to a spacious hallway. To the left is the living room where the far reaching sea views are immediately apparent and the fireplace provides a separate focal point for the arrangement of comfortable seating.

This lovely bright room also has space for a dining table and chairs which could be placed in front of the patio doors to take advantage of the view.

The kitchen is adjacent to the living room and enjoys the same amazing views across the balcony into the bay. It is fully fitted with a range of wall and base units with integrated oven and hob. A laundry cupboard to the rear of the kitchen houses the electric boiler and Megaflow hot water tank and provides further storage space.

Returning to the hallway are two double bedrooms, both with leafy views over the surrounding area. The principal bedroom has a good range of built-in wardrobes and an en-suite with shower. The second bedroom also has built-in wardrobes with well-fitted family bathroom completing the accommodation.

OUTSIDE

Private landscaped gardens have communal seating with a pathway leading to the secluded swimming pool area. The south-west facing balcony runs the whole width of the apartment providing space for relaxation or dining al-fresco. The garage with up-and-over door is conveniently situated beneath the building.

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 events including music and arts festivals.

COMMUNICATIONS The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth, with Exeter airport providing a gateway to destinations further afield.

CURRENT MAINTENANCE/LENGTH OF LEASE £3225 per annum, 1000 year lease from 02/08/1977, lease expiry date 24/06/2974, 949 years remaining. Owners own a share of the freehold.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Water filled radiators with electric boiler and Megaflow hot water tank.

CURRENT PROPERTY TAX BAND E (Payable 2025/2026 £2859.80).

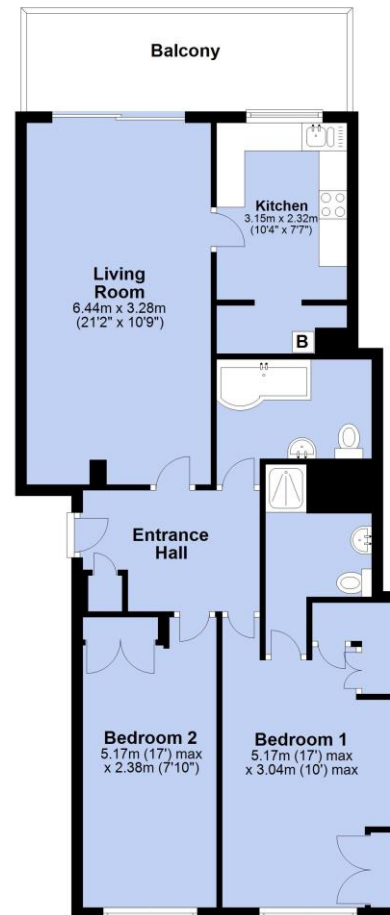
MOBILE PHONE COVERAGE O2, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Estimated Ofcom Data)

VIEWING BY APPOINTMENT ONLY

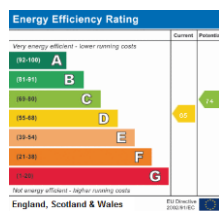








Total area: approx. 77.1 sq. metres (830.1 sq. feet)



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.