



JOHN COUCH
THE ESTATE AGENT

12 Meadfoot Grange
Meadfoot Road Torquay Devon

£285,000 Leasehold



12 Meadfoot Grange Meadfoot Road Torquay Devon TQ1 2LR £285,000 Leasehold



With a strong sense of design and décor, the property offers a two-bedroom apartment that feels both luxurious and welcoming, perfectly located between Meadfoot Beach and the harbourside

Entrance Hall ■ Living room ■ Kitchen
2 bedrooms ■ Bathroom
■ Residents gardens
■ Allocated parking

FOR SALE LEASEHOLD

Step inside this exceptionally presented two bedroomed flat and prepare to be impressed.

The property has been styled with flair, attention to detail and a strong sense of design, creating a home that radiates sophistication and comfort in equal measure, giving a boutique feel rare to find.

INSIDE

Situated to the first floor, with level access, the apartment is reached by means of a hallway with access to just two other apartments, with the front door opening to the welcoming hallway of No. 12.

The accommodation features a beautifully bright living room, with a dual aspect, a tastefully fitted kitchen with a window to the entrance and a contemporary bathroom.

The principal bedroom is elegantly decorated creating a calm and inviting space that reflects the property's presentation.

Bedroom two sits to the back of the plan, and is currently used as a dressing room, fitted with a superb range of wardrobes.

OUTSIDE

Residents enjoy access to well kept communal gardens, with mature trees and lawned areas creating a pleasant ambience. It has the convenience of allocated parking. (Space No 12).

LOCATION

Meadfoot Grange enjoys an enviable location just minutes from Meadfoot Beach, a sheltered beach framed by dramatic cliffs and sparkling water.

It is just a short stroll to Torquay's picturesque harbour, where elegant boats, waterside restaurants and boutique cafes and bars create a relaxed Riviera atmosphere, combining the allure of coastal living with easy access to the vibrant waterfront.

Torquay offers a perfect combination of natural beauty, convenience and lifestyle opportunity.

It has excellent communication links, with an inter city rail service from both Torquay and Newton Abbot and easy access to the M5 motorway at Exeter.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary regulations. Gas fired central heating with radiators.

CURRENT MAINTENANCE/LEASE TERMS

£1260 per annum. Remaining period of 199 year lease from 22/08/2001, lease expiry date 01/01/2200, 174 years remaining. Well behaved pets are welcome by permission, shorthold tenancy letting is permitted.

CURRENT PROPERTY TAX BAND D (Payable 2025/2026 £2339.84) **MOBILE PHONE COVERAGE** 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

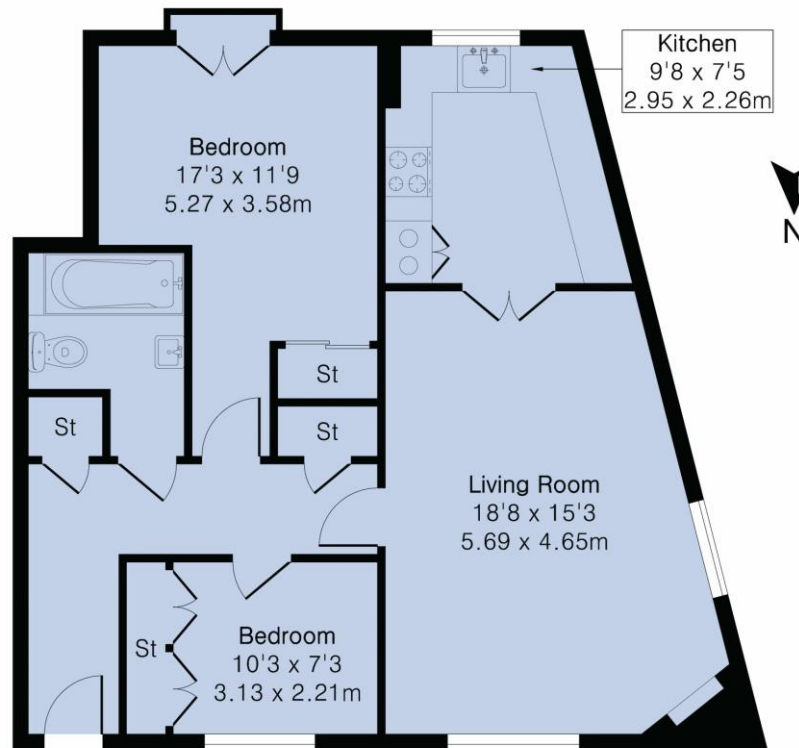
VIEWING BY APPOINTMENT ONLY







Approximate Gross Internal Area 745 sq ft - 69 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



www.johncouch.co.uk

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.