



**JOHN COUCH**  
THE ESTATE AGENT

13 Corbyn Apartments Torbay Road  
Torquay Devon

**£395,000 Leasehold**



# 13 Corbyn Apartments Torbay Road Torquay Devon TQ2 6RH

## £395,000 Leasehold



A spacious three bedroom duplex apartment having a level sea front location with views towards the bay and with allocated parking, offering a flexible home ideal for full-time living or holiday letting

- Three bedroom purpose built apartment
- Sea front location ■ Open plan living space
- Two bathrooms ■ Cloakroom/WC ■ Parking
- Some sea views

### FOR SALE LEASEHOLD

This landmark development was built during the 1980s maximising from its level sea front location with this apartment unfolding over the second and third floors providing a spacious home for a relaxed lifestyle.

### LOCATION

Corbyn Apartments are found on the sea-front promenade very close to local hotels and a short distance to the sandy beach at Abbey Sands, the theatre, Marina and the facilities of town, with a bus service nearby and Torquay railway station is within level walking distance.

Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the promenade and harbour area alive.

Close by is the 450 acre Conservation village of Cockington Country Park with its Manor House, craft centre, 11th Century church, thatched cottages, pub, tea rooms and extensive network of paths and cycleways.

### INTERIOR

From the smart communal lobby a lift or stairs take you to the second floor where the front door opens to an inviting entrance hall where there are some useful storage cupboards.

At this level there are two double bedrooms, both having fitted wardrobes and en-suite facilities.

Bedroom one enjoys south-easterly views towards to bay at Corbyn Head and an en-suite bathroom with bath, whilst bedroom two has westerly views over the surrounding area with the en-suite having a corner shower unit.

From the hallway stairs rise to the second floor (3<sup>rd</sup> floor of the building) where a door opens to bedroom three/second sitting room, which has built-in wardrobes with double glass doors opening to the exterior walkway that gives views over the surrounding area.

Returning to the hallway a door opens to the expansive open-plan kitchen, dining and living room. This generous room is naturally zoned with the contemporary kitchen partially concealed into a recess at one end. The kitchen space has been well fitted with high-gloss contemporary units incorporating Neff appliances and with smart Corian type worktops that wrap around to provide a peninsula perfect for casual dining.

The remainder of the living space can be easily defined between dining and seating zones, while the eye is drawn to the windows where there are south-easterly views across the bay towards to the Marina.

**VIEWING BY APPOINTMENT ONLY**

## OUTSIDE

There is an allocated parking space to the front of the building, with further parking for visitors. The walkway at third floor level, accessed from bedroom three provides potential for outdoor seating although this is a communal area.

## 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 and in early summer the English Riviera Air Show is not to be missed.

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, 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



**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2025/26 £2859.80)

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

**CURRENT MAINTENANCE/LENGTH OF LEASE** £1588.00 per annum and £250 per annum ground rent. Remaining period of 125 year lease from 1<sup>st</sup> January 2015

**GENERAL GUIDANCE** Shorthold tenancy agreements and holiday-letting is permitted however under the terms of the lease pets are not allowed. (Subject to confirmation by the Management Company)



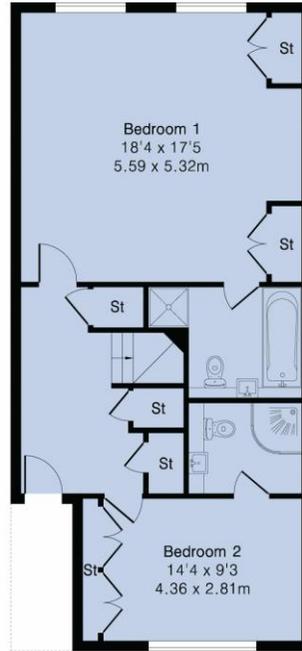




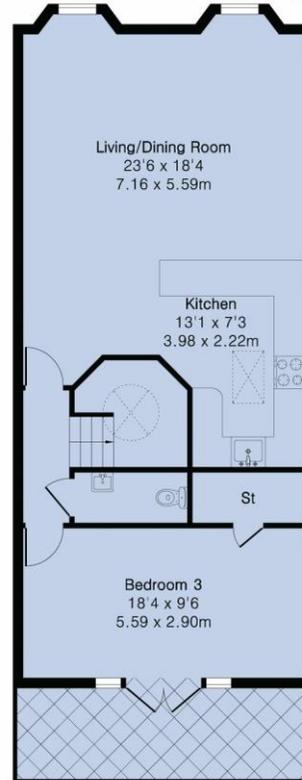
**Approximate Gross Internal Area 1484 sq ft - 138 sq m**

Second Floor Area 708 sq ft – 66 sq m

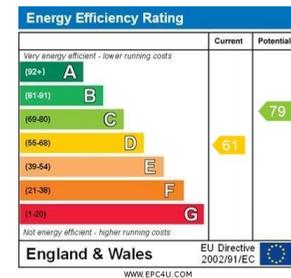
Third Floor Area 776 sq ft – 72 sq m



Second Floor



Third 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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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.