



RE/MAX

PROPERTY HUB



46 Lyncombe Crescent, Torquay, TQ1 2HP
Guide price £250,000

RE/MAX are delighted to present to the market this stunning CHAIN FREE penthouse apartment. It is a part of a well respected development and offers a lovely home for those looking for a relaxed lifestyle.

Located at the top of this landmark building, on the peak of Lincombe Hill, the development was designed to take advantage of the beautiful coastal views which are truly magnificent. The pent house apartment has been well maintained and provides a low maintenance home, perfect for those seeking a peaceful haven and a seaside lifestyle within a friendly community.

Location

Quietly set within the Lincombes Conservation Area, Lyncombe Crescent is on the local hopper bus route and within walking distance of the nearby village style community of Wellswood, with its church, school, pub, restaurants, cafes and boutique shops. Nearby are footpaths that meander through Lincombe Woods through to Ilsham Valley to the beach at Meadfoot. Here you will find a waterside

beach cafe, parking and the stunning Regency crescent that is home to the Osborne Hotel.

INTERIOR

Access is either via stairs or lift from the main entrance or from the private garage located beneath the building, where a lift rises directly to a communal lobby shared with just one other apartment. The front door opens to a hallway which has useful storage/cloaks cupboards and where doors open to all the accommodation. The sitting room is of good dimensions but what immediately strikes you is the view through the patio doors across the terrace into Tor Bay. Adjacent to the sitting room is the kitchen which enjoys the same spectacular bay views. The kitchen is well fitted with white units, space is available for the usual kitchen appliances.

The principal bedroom has views over the surrounding area and has good built-in wardrobes and an en-suite shower room with electric shower. There is a further double bedroom also with views over the neighbourhood and built-in wardrobes. A large bathroom with shower cubicle and bath completes the accommodation.

OUTSIDE

The terrace runs along the south side of the apartment and is large enough to accommodate relaxing furniture for peaceful contemplation and a table and chairs for al-fresco dining. The aspect is south allowing maximum sunshine and affording 180 degree coastal views which stretch from the open sea to the lighthouse at Brixham returning to Torquay. After dark the lights of the bay and the strobe from the lighthouse provide a twinkling backdrop. Lyncombe Crescent is set within well established grounds which flow around the building and are believed to date from those laid out for the Victorian villa that was originally on this site. The carefully maintained gardens are overflowing with mature shrubs planted to give year round interest. A pathway winds through a flat area of lawn on the south side of the

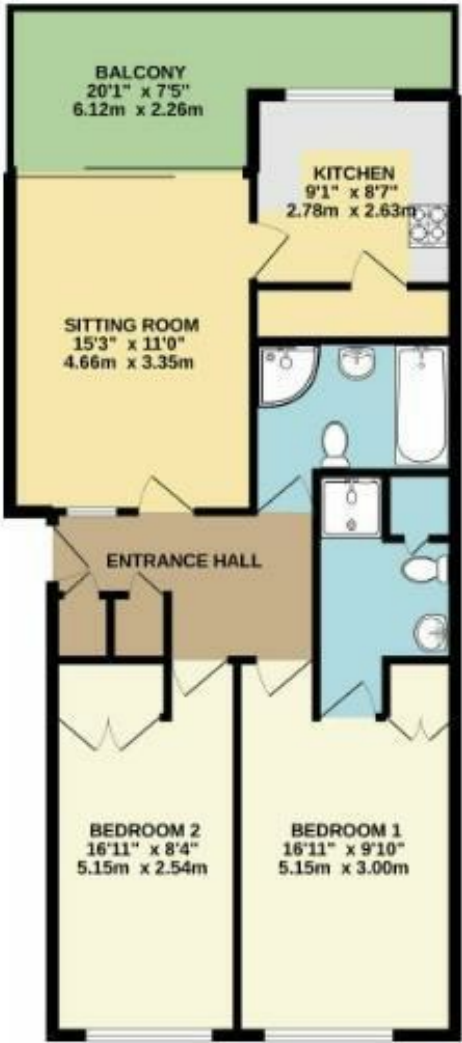
building leading to a sun terrace with a large swimming pool exclusively for the residents use.

SINGLE GARAGE Located beneath the building and with a lift directly to the penthouse level, the single garage has an up and over door and light.

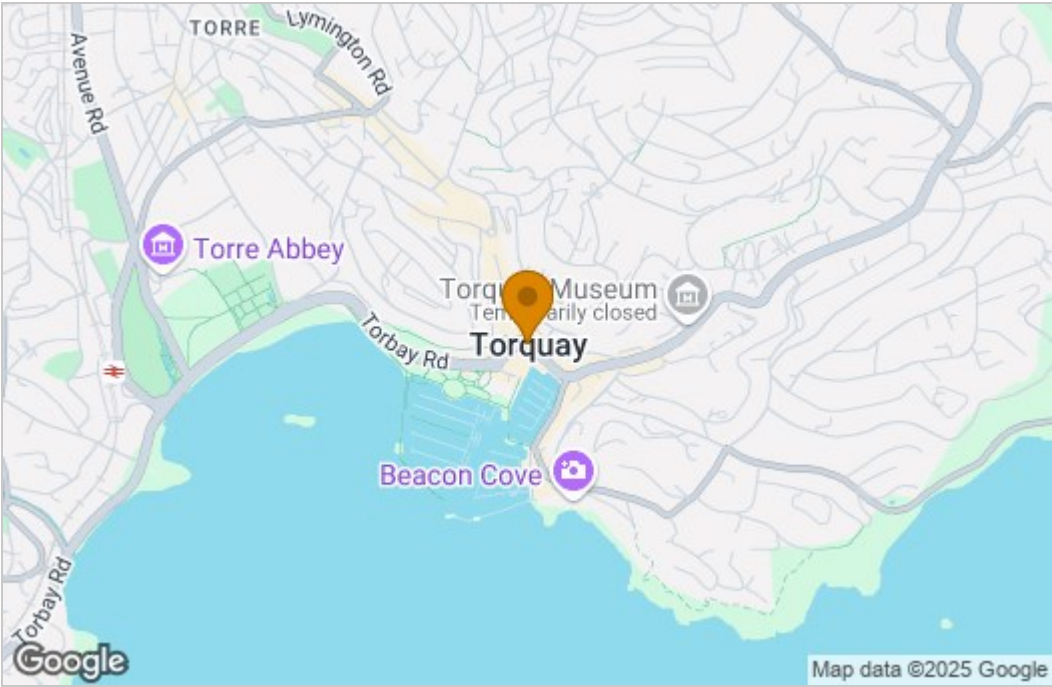
Agents Notes :

Mains water, gas, electricity, and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. LEASE £2,900 per annum as of January 2024, remaining period of 1000 year lease from 24th June 1974. Pets are permitted with permission of the Management Company. Holiday letting is not allowed. **CURRENT PROPERTY TAX BAND D** (Payable 2023/2024 £2132.74).

Floor Plan



Area Map



Energy Efficiency Graph

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.