



VANE CLIFF

APARTMENT 9 VANE CLIFF, VANE HILL ROAD, WELLSWOOD,
TORQUAY, TQ1 2BZ

Pincombe's
estate agents



A PENTHOUSE APARTMENT ENJOYING A FANTASTIC PANORAMA OVER TORQUAY HARBOUR & ACROSS THE SEA TO BRIXHAM, AS WELL AS VIEWS TOWARDS DARTMOOR IN THE DISTANCE

We are delighted to bring to market a Penthouse Apartment set within Vane Cliff, a development of 10 flats situated in a quiet cul-de-sac overlooking the marina and enjoying stunning views across the sea to Berry Head. The Apartment is conveniently located ½ a mile from the harbourside with shops and a wide range of waterfront eateries to choose from, including a Michelin star restaurant, and the beauty of the area can easily be enjoyed from one of the many beaches, the scenic southwest coastal path or the nearby St Johns Wood. For travelling and commuting there are buses travelling from the harbourside to the neighbouring towns and districts, and Torquay railway station is located just off the sea front with regular services to Exeter, Manchester and London Paddington.

The Apartment is light and welcoming and is the only one in the development benefitting from a superb 'L' shaped roof terrace from where the lovely views across the sea and towards Dartmoor can be appreciated. The accommodation comprises: Hallway with large double storage cupboard, 24' Living/Dining room opening out onto the 25' Roof Terrace, fitted Kitchen, double Bedroom and spacious Shower room. Outside, there are communal gardens, and a large garage, of which the Apartment has space to park 2 vehicles within.

The Accommodation Comprises:

GROUND FLOOR Covered entrance with security intercom and doors into:

COMMUNAL ENTRANCE HALL Stairs rising to:

TOP FLOOR Front door with glazed insets opening to:

HALLWAY Entry telephone. Large built-in cupboard with sliding doors, providing space for tumble dryer and fitted shelving. Dado rail. Coved ceiling. Radiator.

LIVING/DINING ROOM 24'3" x 17'9" (7.36m x 5.40m)

The rooms are cleverly defined by a large archway, with the Dining area at a slightly elevated level.

LIVING ROOM Coved ceiling. Inset spotlights. Dado rail. Radiator. T.V. aerial point. Archway to: **DINING AREA** with 5 x UPVC double glazed windows overlooking the surrounding area and enjoying far reaching views across the Marina and sea to Brixham. Tiled floor. Double glazed door opening out onto:

'L' SHAPED ROOF TERRACE 25'7" x 17'9" (7.79m x 5.40m) Enclosed by a stainless-steel balustrade with glazed panels and providing ample space for garden furniture to sit and appreciate the peaceful ambience and views. There is a superb panorama across to Torre Abbey Sands, the sea front and Torquay marina to one side, with pleasant views across the surrounding area and out towards Dartmoor in the distance, to the other. Exterior light. Access to the external metal fire escape staircase.



KITCHEN 11'11" x 7'9" (3.62m x 2.35m) Worksurfaces to 3 sides with inset deep porcelain sink and range of Shaker style units beneath. Part tiled walls. Integrated washing machine and built-in dishwasher. Space for cooker. Space for fridge/freezer. Cupboard housing the Ideal gas boiler. UPVC double glazed window overlooking the roof terrace and surrounding area. UPVC door to Roof Terrace.

DOUBLE BEDROOM 11'10" x 11'6" (3.60m x 3.50m) UPVC double glazed window with sea peeps. Radiator.

SHOWER ROOM Large walk-in fully tiled cubicle and shower with rainfall head, glazed return. Pedestal wash basin. Low level W.C. Extractor fan. Inset spotlights. Tiled walls. Radiator/heated towel rail.

OUTSIDE There is a communal garden for the residents to enjoy, and to the front of the development there is a large garage with power and light, of which the Apartment has space to park 2 vehicles within.

ADDITIONAL INFORMATION

Tenure – Leasehold

Length of Lease – 999 years from 1965

Residents owns a share of the Freehold

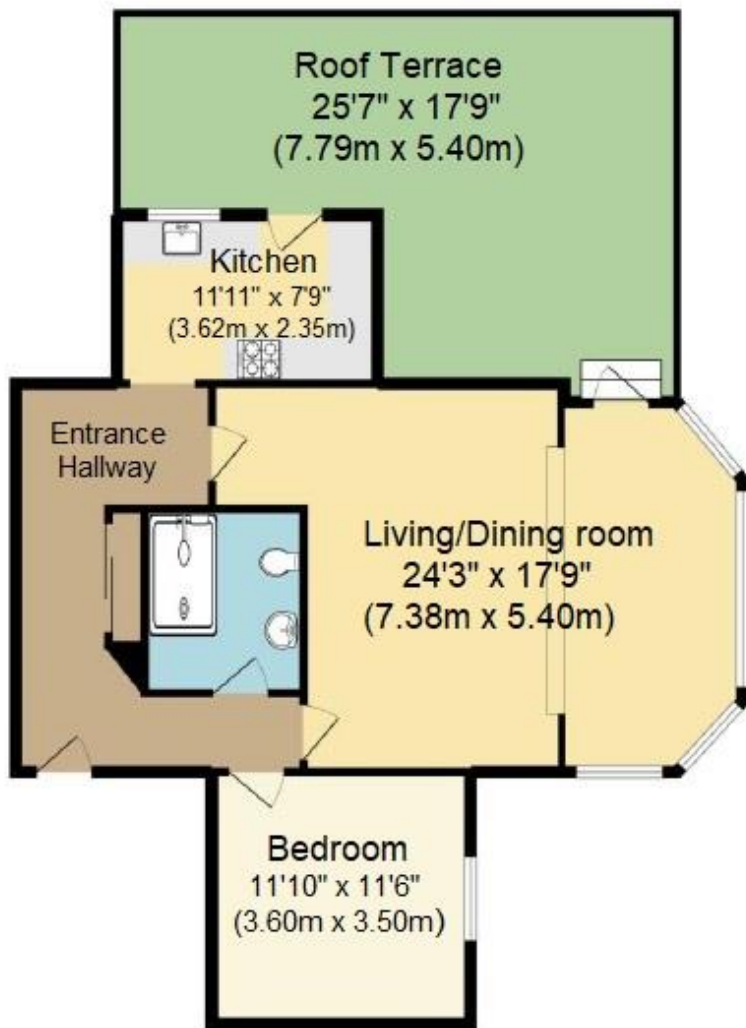
Service Charge - £2000.00 per annum (approx.)

Council Tax – Band C, Torbay Council





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA approx 794 sq.ft (73.7 sq.m)