



5 CORBYN LODGE, TORBAY ROAD, TORQUAY, TQ2 6QH

Pincombe's
estate agents



A 3 BEDROOM TOWN HOUSE OCCUPYING AN ENVIABLE POSITION JUST OFF THE SEA FRONT, ENJOYING PANORAMIC SEA VIEWS ACROSS TO BRIXHAM

5 Corbyn Lodge is a spacious townhouse set within a complex of similar homes just yards from the sea-front, benefitting from enviable views across the sea and along the coastline to Brixham. The home also enjoys easy access to the beaches and scenic southwest coast path as well as Cockington, an extensive country park with woodland, formal gardens and lakes. For commuting and travelling out of the area, Torquay train station is a 4-minute walk (approx. 320 yards) from the property with regular services to Exeter, Manchester and London Paddington.

The accommodation is arranged over 2 floors comprising GROUND FLOOR: Hallway and 3 Bedrooms, 2 with the benefit of En-Suite Shower rooms, and one opening directly onto the private garden and FIRST FLOOR: A spacious Living room enjoying a triple aspect, sea views and composite Balcony, 20' open plan Kitchen/Diner with views towards Torquay Marina, and a Bathroom with modern suite. Outside, there is a lawned communal garden, sun terrace along with ample residents parking of which number 5 has 2 allocated spaces. The property also benefits from its own private garden comprising of a good size terrace with a sunny aspect, and lawned garden areas.

VIEWING RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR Wooden front door with obscure glazed panels into:

HALLWAY Radiator.

BEDROOM 1 13'7" x 11'10" (4.1m x 3.6m) Enjoying a dual aspect and sea views.

UPVC double glazed window to front enjoying views to the sea. Inset spotlights. Radiator. T.V. aerial point. Double opening UPVC doors to garden. Door to:

EN-SUITE SHOWER ROOM Fully tiled shower cubicle with Mira shower and glazed door. Pedestal wash basin. Low level W.C. Tiled walls. Inset spotlights. Extractor fan. Radiator. Tiled floor.

BEDROOM 2 16'10" x 15'10" (5.10m x 4.8m) max Feature floor-to-ceiling UPVC double glazed window in hardwood frame to front. UPVC double glazed sash window to rear. Room width sliding wardrobe doors opening to a substantial range of deep shelving units and hanging rails, with central walk-in storage area. Door into:

EN-SUITE SHOWER ROOM Walk-in fully tiled cubicle with Mira shower and glazed door. Wall mounted vanity unit with drawers beneath and inset wash basin. Low level W.C. Radiator. Inset spotlights. Extractor fan. Obscure glazed sash window to rear. Understairs storage area.

BEDROOM 3 12'2" x 6'9" (3.7m x 2.1m) UPVC double glazed sash window to rear. Radiator.

FIRST FLOOR LANDING High ceilings with inset spotlights. Hatch to roof space. UPVC double glazed sash window to rear. Radiator.

LIVING ROOM 19'2" x 17'9" (5.8m x 5.4m) A spacious and bright room with high ceilings, enjoying a triple aspect and sea views.

Vertical UPVC double glazed window to front with views across the sea towards Berry Head and Brixham. High ceilings with inset spotlights. Wall mounted fire suite. T.V. aerial point. 2 x Radiators. Arched UPVC double glazed window to side. UPVC double opening doors to:

COMPOSITE BALCONY 11'2" x 6'4" (3.4m x 1.9m) Enclosed and enjoying a pleasant outlook over the garden to the side. Exterior lighting.

KITCHEN/DINER 20'2" x 17'2" (6.1m x 5.2m) A lovely open plan room, with a modern Kitchen leading through to comfortable Dining area, a perfect combination of a room which is both functional and relaxing.

KITCHEN AREA – Granite worksurfaces with matching upstands and deep inset stainless-steel sink with mixer tap. Comprehensive range of gloss storage units, incorporating a pull-out larder cupboard and integral carousel unit. Matching wall units with under cupboard lighting. Integrated appliances comprising dishwasher, fridge/freezer, and washer/dryer. Granite worksurface extending to form a breakfast bar with storage beneath to one side and space for stools the other. Neff built-in

ovens with storage under. Neff induction hob with stainless steel splashback and matching extractor hood above. Cupboard housing the gas boiler. UPVC double glazed sash window to rear. Through to: **DINING AREA** - UPVC double glazed window in hardwood surround, enjoying far reaching views across the area towards Torquay Marina and Princess gardens. 2 x Radiators.

BATHROOM Panelled bath with fully tiled surrounds, incorporating a fitted mirror. Wall mounted vanity unit with storage cupboards beneath and inset wash basin. Low level W.C. High ceilings with inset spotlights. Extractor fan. Radiator. Tiled floor.

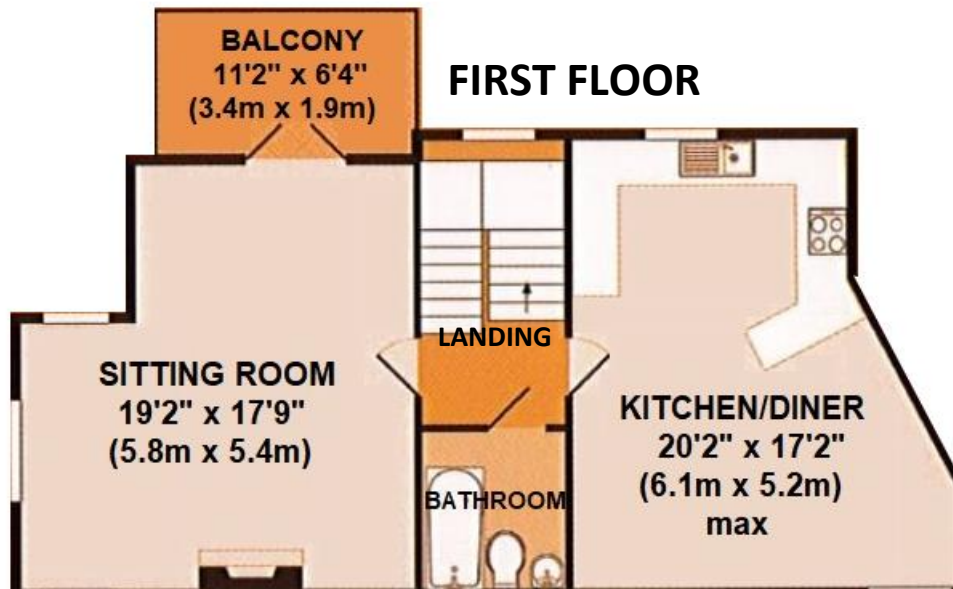
OUTSIDE Corbyn Lodge is approached via double opening gates leading to a residents parking area, where 5 Corbyn Lodge has 2 allocated spaces. The adjoining communal garden is mainly laid to lawn with a terrace which is for the exclusive use of the residents, and a place to relax and appreciate the widespread sea views.

5 Corbyn Lodge benefits from its own private garden which comprises of a good size paved terrace to the side, with ample space for garden furniture to sit and enjoy its sunny aspect. There are raised borders in natural stone planted with a lovely variety of shrubs and then central steps up to 2 x level lawned gardens with raised borders featuring established bushes, bamboo, and succulents. From the terrace at the side, a gravelled pathway bordered by cream painted walls leads around to the rear, the gravelled pathway widening to provide a level area for pots/plants and storage.



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ADDITIONAL INFORMATION

TENURE – Leasehold, 999 Year lease from 01/02/2007 and each

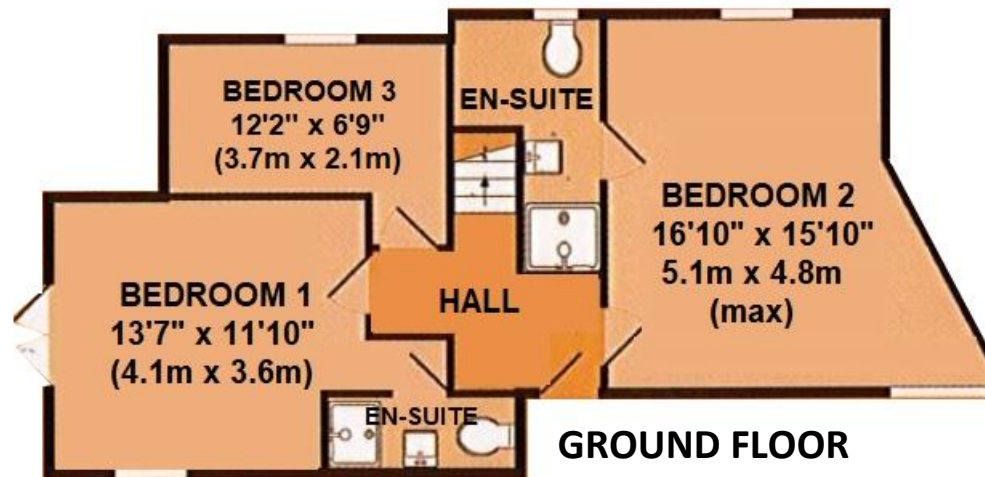
property owns a share of the Freehold

MAINTENANCE – £2504.66 per annum

PETS – Allowed with permission

HOLIDAY LETS – Not allowed

COUNCIL TAX – Band F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

APPROXIMATE LIVING AREA: 1227.09 SQ. FT (114 SQ. M)

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.