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FOR SALE
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WHITE
WING

WHITE WING, HIGHER WOODFIELD ROAD, THE LINCOMBES,
TORQUAY, TQ1 2LB

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A 2 BEDROOM APARTMENT ENJOYING A LOVELY PANORAMA OVER THE SURROUNDING AREA TOWARDS TORQUAY HARBOURSIDE

We are delighted to offer for sale this exclusive Apartment situated in The Lincombes, ideally located just half a mile from the harbourside/marina and a range of independent shops, waterfront eateries including a Michelin star restaurant and various terrace bistros to sit and enjoy the ambience. For exploring the coast, Meadfoot beach and access to the southwest coastal path and Daddyhole Plain are approximately half a mile away. There are several travel/commuting options with a local running bus service in easy reach of the Apartment and Torquay Railway Station is situated just off the seafront offering services and connections to Cardiff, Manchester, and London Paddington.

This fabulous Apartment comes to the market with the benefit of no onward chain and offers living accommodation totalling approximately 646 sq.ft (60 sq.m) Comprising a Hallway, open plan Lounge/Diner/fitted Kitchen featuring wooden beam apex and a stunning panorama across the valley to the harbourside, 2 double Bedrooms and a spacious Bathroom.

VIEWING RECOMMENDED

The Accommodation Comprises:

ENTRANCE LEVEL Front door with obscure glazed window to side opening to:

ENTRANCE HALL 8 Stairs and handrail descending to:

HALLWAY Understairs storage cupboard housing the meters and fuseboard. Sky-light window. Radiator.

OPEN PLAN LOUNGE/KITCHEN/DINER 18'9" x 13'8" (5.71m x 4.17m) A light and characterful room featuring apex wooden beams and windows enjoying valley and sea views.

LOUNGE Double glazed window enjoying a fabulous outlook across the area towards Torquay harbourside. Radiator.

KITCHEN/DINER Breakfast bar with inset sink, drainer unit and space, plumbing for washing machine and dishwasher under. Range of shaker style cupboards including a cupboard housing the gas boiler. Matching eye-level units. Space for fridge/freezer. Fitted 4-burner hob with extractor hood over and oven beneath. Part tiled walls. Glazed window to rear with lovely views over the surrounding area taking in The Warberries and down towards the harbour.



BEDROOM 1 14'5" x 8' (4.39m x 2.44m) Glazed window to rear with views over the surrounding area towards the harbour and Torre Abbey sands in the distance. Built-in wardrobe. Radiator. Inset spotlights.

BEDROOM 2 11'6" x 7'10" (3.51m x 2.39m) Dual aspect Bay window to side and window to rear overlooking the surrounding area across to The Warberries. Inset spotlights. Radiator.

BATHROOM Corner bath with tiled surrounds. Pedestal wash basin. Low level W.C. Inset spotlights. Extractor fan. Heated towel rail. Obscure glazed window to rear.

ADDITIONAL INFORMATION

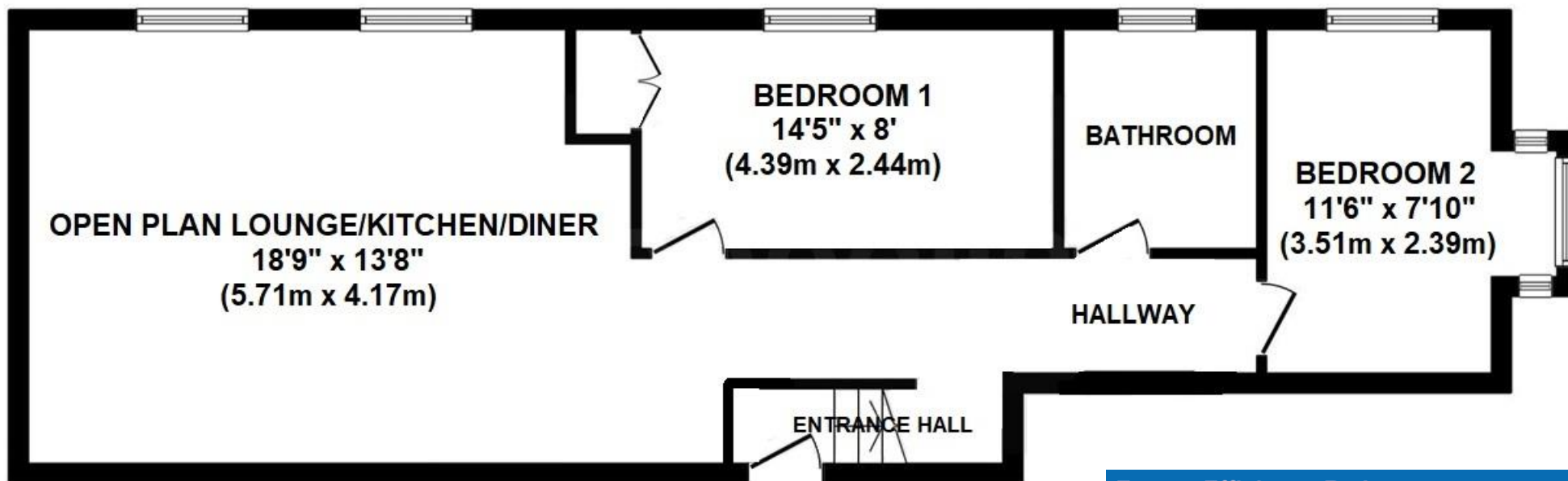
COUNCIL TAX – Band B (Torbay Council)

TENURE – Leasehold, 955 years remaining

MAINTENANCE – In accordance with the terms of the lease

Vendor owns share of the Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(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 