

THE APARTMENT OCCUPIES THE WHOLE OF THE GARDEN LEVEL
& GROUND FLOOR OF THE BUILDING IN THE PHOTO



APARTMENT 1, SOUTHCOURT VILLA, RIDGEWAY
ROAD, THE LINCOMBES, TQ1 2ES

Pincombe's
estate agents



A STUNNING SOUTH WESTERLY FACING PROPERTY WITH SPACIOUS PRIVATE GARDENS & ENJOYING AN OPEN PANORAMA ACROSS THE HARBOUR & BAY WITH DARTMOOR IN THE DISTANCE – CHAIN FREE

Apartment 1, Southcourt Villa is a unique and luxurious 2-storey property benefitting from spacious, private gardens and enjoying an open panorama over the bay to Dartmoor in the distance. This stunning period home forms a substantial part of the main Villa and is beautifully presented to compliment the many original features, whilst providing comfortable contemporary accommodation with high quality and modern fixtures and fittings. Each of the principal rooms enjoy stunning views to the bay, as well as having direct access onto the private garden terraces.

The property offers adaptable accommodation totalling 2326.0 sq ft. (216.1 sq m.) which if required, could be easily utilised to provide a variety of living options such as an independent living space for a family member or for comfortable dual occupancy. The accommodation is currently arranged as **ENTRANCE LEVEL:** Spacious Hallway, Sitting room with bay views and direct access onto the private terrace, fitted Kitchen/Diner, Master Bedroom with sea views and an En-Suite Shower room, Bedroom 2/Study and Shower Room. **GARDEN LEVEL:** Hallway, Utility, Shower Room, fabulous open plan Kitchen/Breakfast room, Living Room with sea views, Double Bedroom with bay views and a Cloakroom. **OUTSIDE:** The ample gardens owned solely by 1 Southcourt Villa stretch the length of the main building and have been maintained by the current Vendors to an exceptional standard with attractive lawns, decked platform and 'sitting out' areas to relax and appreciate the peaceful ambience. The main features of the garden are the sizeable upper and lower garden terraces enjoying views across the harbour and bay to Livermead with hills and Dartmoor in the distance. These terraces are the perfect location for entertaining or alfresco dining, with ample space for garden furniture and the benefit of exterior power and lighting. Parking for the property is by way of a sizeable parking area to the front of the building, where there is space for several vehicles.



LOCATION Situated in an enviable location convenient to the shops and amenities in Wellswood, the home also benefits from being a short walk to the coastal headland at Daddyhole Plain from which spectacular views along the coastline can be enjoyed, along with access to the scenic Southwest coastal path. Torquay harbourside and marina is approximately ½ a mile away and offers a wide choice of waterside eateries', including a Michelin star restaurant, shops and easy access to the adjoining sea front promenade.

For travel and commuting, buses run from the harbourside to the neighbouring coastal towns, and Torquay Railway station is situated just off the seafront with regular train services to Exeter, Bristol and London Paddington.

The Accommodation Comprises:

ENTRANCE LEVEL

COVERED PORCH Featuring an archway with pillars to either side. Tiled floor. Light and power. Original period doorbell and front door into:

ENTRANCE HALLWAY Tiled floor. High ceilings with ornate cornice and mouldings. Central ceiling rose. Ecostrat radiator. Double opening wooden doors with glazed panels and matching surrounds into:

INNER HALLWAY High ceiling with ornate cornice and mouldings. Tiled floor. Doors to all principal rooms. Door and staircase to Garden Level accommodation.

SITTING ROOM 17'11" x 16' (5.46m x 4.89m) A spacious and welcoming room enjoying an impressive outlook across the bay, with hills and Dartmoor in the distance.

UPVC floor-to-ceiling bay window fitted with heat reflecting K glass units, and door leading directly out onto the Garden Terrace. UPVC double opening doors to front. 2 x Radiators. High ceiling with ornate coving and elegant ceiling rose. Picture rails. Custom built T.V./media unit with storage cupboards beneath and display alcove above. Matching unit with deep storage cupboard and display alcove above. Feature period working fireplace with iron grate, marble hearth and matching surround with mantel.

KITCHEN/DINER 17'5" x 12'2" (5.32m x 3.71m) 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 - Central island unit with black granite worksurface and feature suspended light platform above, inset black sink and drainer unit, ample storage cupboards and integrated wine chiller. Black granite worksurfaces to both sides, with a comprehensive range of contrasting cream coloured units beneath providing ample storage. Matching range of eye-level units including display cupboards with glass fronted doors. Ample power and USB points. Inset 5-burner Siemens hob with brushed steel extractor hood over. Built-in Siemens double oven. Space for American style fridge/freezer with storage cupboards to either side and above. Tiled splashbacks. Radiator. Elegant cornicing and moulding to ceiling. Archway with panelling through to:

DINING AREA - UPVC double glazed bay window to front with large window seat beneath. Inset spotlights over the dining area. Deep arched recess.

MASTER BEDROOM 17'9" x 14'7" (5.40m x 4.43m) UPVC floor-to-ceiling bay window fitted with heat reflecting K glass units, and door leading directly out onto the Garden Terrace with lovely panoramic views

over the bay with Dartmoor in the distance. 2 x Radiators. Feature period working fireplace with iron grate, marble hearth and matching surround with mantel. T.V. aerial point. Exquisite deep cornicing and central ceiling rose. Range of custom-built wardrobes. Freestanding roll top bath with central freestanding mixer tap/shower. Fitted bespoke bookcase display unit, which is a cleverly designed concealed door leading into:

EN-SUITE SHOWER ROOM Tiled seating area. Heated towel rail. Fully tiled walk-in cubicle with sliding door and shower. Worktop with inset twin wash basins and wooden unit beneath with cupboard and drawers. Back to wall W.C. unit with worktop over. Inset spotlights. Extractor fan. UPVC Obscure glazed window.

BEDROOM 2/STUDY 19' x 6'10" (5.80m x 2.06m) UPVC double glazed window and adjoining UPVC door to rear. Coved ceiling. Inset spotlights. Access to roof space. Radiator. Door into:

SHOWER ROOM Fully tiled cubicle with shower and glazed sliding door. Wall mounted wash basin. Low level W.C. Mirrored cabinet with shaver point. Heated towel rail. Tiled floor. Inset spotlights. Coved ceiling. Extractor fan.

From the **RECEPTION HALLWAY**, staircase down to:



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GARDEN LEVEL ACCOMMODATION

HALLWAY Large storage area. Built-in cupboard housing the Worcester boiler.

UTILITY Cupboard housing the fuses. Wall mounted storage cupboards. Worksurface with space and plumbing for washing machine/space for tumble dryer beneath. Radiator. Large understairs recess. Inset spotlights.

KITCHEN/BREAKFAST ROOM 17'5" x 13'3" (5.31m x 4.05m) A spacious and striking open plan room with a newly fitted Kitchen and contemporary ambience.

Corian white worksurfaces with co-ordinating upstands to 3 sides with an extensive range of navy-blue storage cupboards beneath and matching range of eye-level units. Deep Inset stainless steel sink, drainer unit. Large feature display alcove. Built-in wine chiller. Lamona induction hob with extractor hood above. Lamona double oven and oven above incorporating a microwave. Integrated fridge/freezer. Central Breakfast bar island with storage cupboards and drawers under, the worktop extending to one side with space for stools. Power and USB points. Inset spotlights. Vertical radiator.

SHOWER ROOM A large fully tiled walk-in cubicle with a fixed curved screen and Mira shower. Wall mounted wash basin with shaver point. Low level W.C. Inset spotlights. Heated towel rail. Extractor fan. Fully tiled walls.

LIVING/DINING ROOM 19'6" x 18'6" (5.95m x 5.65m)

A lovely light room opening out onto the terrace, with open views across the bay, towards countryside and Dartmoor in the distance. 2 x Sets of tall UPVC double opening doors leading onto the Garden Terrace. 2 x Vertical radiators. T.V. aerial point. Power and USB points. Inset spotlights.

CLOAKROOM/UTILITY ROOM Back to wall W.C. Extractor fan. Inset spotlights. Corner wall mounted wash basin with tiled splashback. Space and plumbing for a stacked washing machine and tumble dryer.

WOODEN SLIDING DOORS OPENING TO:

DOUBLE BEDROOM 19'6" x 15'4" (5.95m x 4.67m)

Double opening UPVC doors out to the Garden Terrace, with stunning views across the bay towards Dartmoor in the distance. Inset spotlights. T.V. aerial point. 2 x Vertical radiators. USB points. Central room divider with high level display niche to **DRESSING AREA** with power points and space for triple wardrobes.

OUTSIDE Apartment 1, Southcourt Villa enjoys privately owned gardens running the full length of the main building and down to Middle Lincombe Road. The current Vendors have planned the garden to ensure that there are a variety of areas for relaxing, entertaining and making the most of this ample outdoor space.

2 x full length **GARDEN TERRACES** enjoy the impressive bay and countryside views and offer the perfect space for entertaining, al fresco dining or just relaxing,

with plentiful exterior power sockets and lighting.

LOWER GARDEN TERRACE is laid to attractive grey tiles with Gabion baskets to one side and external power and lighting. Adjoining this terrace, there is a lawn with a large WATER FOUNTAIN, and steps up to a gravelled area and adjacent **DECKED PLATFORM** enclosed by posts with glazed panels and providing space for garden furniture to sit and enjoy the peaceful ambience. Continuing to the side, there are terraces of Gabion baskets providing attractive raised beds, and a gravelled pathway leads up to a further seating area.

From the Terrace, steps lead down to a level lawned garden, planted with a variety of shrubs and trees, including palms and a paved patio with hardstanding houses the large STORAGE SHED. Wooden personal gate to the road. A grey tiled staircase bordered by whitewashed walls, rises to the:

UPPER GARDEN TERRACE again spanning the length of the property with views across the harbour and bay towards hills and Dartmoor in the distance. Glazed privacy panels. Exterior power points and lighting. A paved pathway and wrought iron gate lead around to the front.

PARKING The property benefits from a large parking area to the front which is suitable for several vehicles.



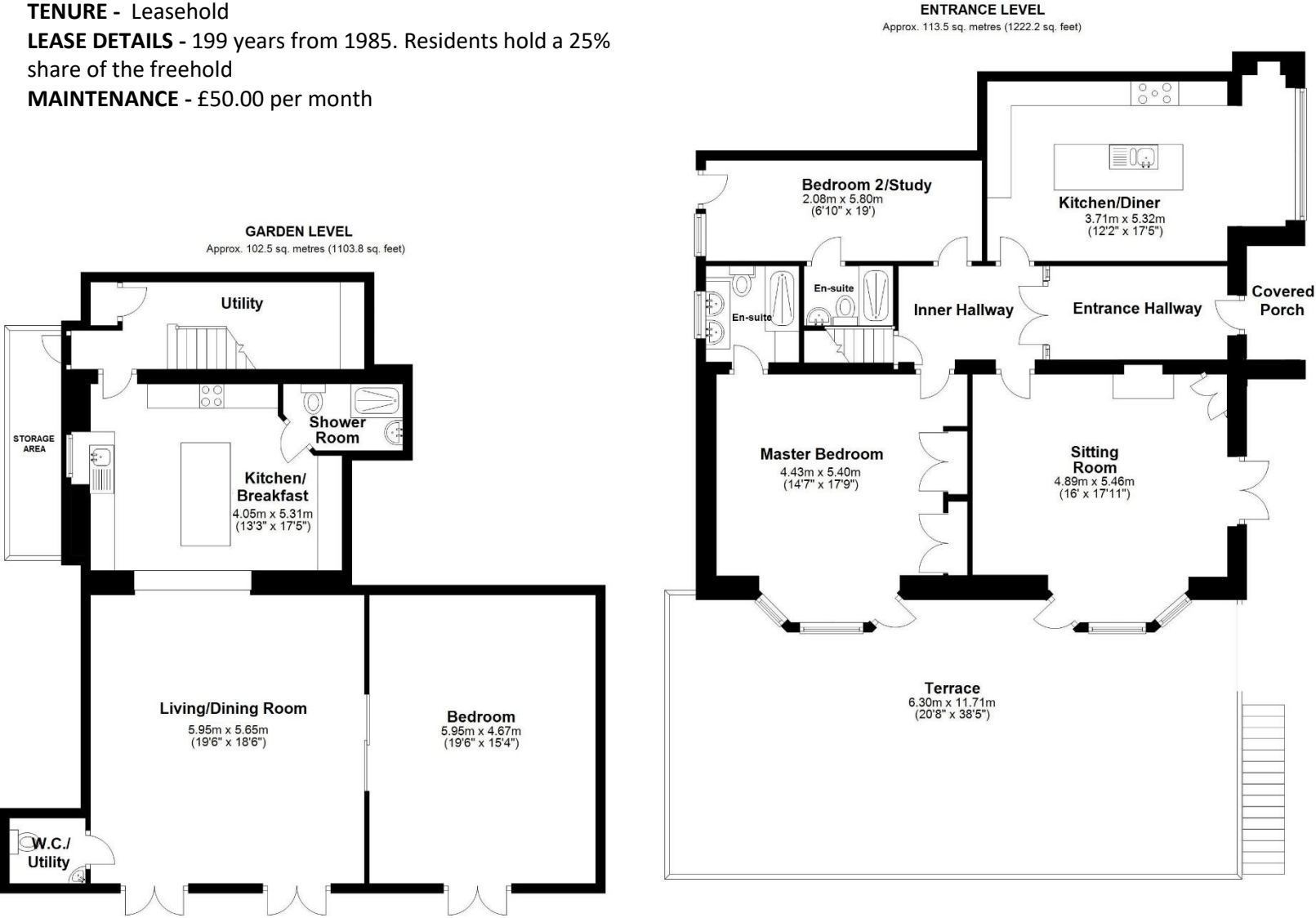
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ADDITIONAL INFORMATION

COUNCIL TAX - Band E
TENURE - Leasehold
LEASE DETAILS - 199 years from 1985. Residents hold a 25% share of the freehold
MAINTENANCE - £50.00 per month



Total area: approx. 216.1 sq. metres (2326.0 sq. feet)

Please note: This floorplan has been prepared as a general guide and should not be relied upon as anything other than an approximate representation of the property.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.