



26 Sachs Lodge



Dartmouth 11 miles Exeter 23 miles Totnes 8 miles

Sachs Lodge is a shining example of modern, purpose-built housing designed exclusively for individuals aged 60 and above.

- One Bedroom Retirement Apartment
- Modern Block Close to Local Amenities
- Impressive Sea Views
- Residents Parking
- Immaculately Presented Throughout
- Leasehold Term 119 Years
- Council Tax Band C
- Service Charge £4822.12 p.a
- Ground Rent £575 p.a

Guide Price £260,000

SITUATION AND DESCRIPTION

Sachs Lodge is a shining example of modern, purpose-built housing designed exclusively for individuals aged 60 and above. Nestled within the serene enclave of Wellswood, this development boasts thirty-three properties spread across six well-planned floors. The apartment in question is located on the fifth level with no neighbours directly above, offering a contemporary living space in impeccable order and boasting an awe-inspiring elevated views. From this vantage point, one can soak in the captivating panorama of the sea and the rugged coastal beauty of Lyme Bay. Sachs Lodge is not just about modern living; it also prioritizes convenience with its house manager, elevator access, a communal lounge and kitchen for residents providing a sense of community, and a guest suite for visitors. The beautifully landscaped communal gardens and patios provide a serene backdrop to this contemporary development. Situated on a picturesque tree-lined street, Sachs Lodge is a mere stone's throw away from charming village shops in Wellswood, complete with a delightful independent shops, restaurants, and a welcoming pub. Furthermore, the idyllic Meadfoot Beach is easily accessible via a pleasant stroll through the enchanting Ilisham Valley.

Living in Wellswood, Torquay offers a plethora of benefits such as a charming village atmosphere, beautiful green spaces, excellent schools and close proximity to the stunning South Devon coastline. Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

ACCOMMODATION

Step through the front door into the entrance hall, where you'll find doors leading to all rooms, ensuring easy access throughout. The convenience of a video entry system enhances security and ease of use. Mounted on the wall is the thermostat, allowing you to maintain the perfect temperature throughout the home. Additionally, a built-in storage cupboard houses the fuse box and meter. The shower room provides a modern and sleek three-piece suite featuring a contemporary double shower cubicle with a mixer shower, a low-level WC, and a wash hand basin complete with a practical built-in vanity storage unit beneath. Tiled walls and meticulous finishing provide a luxurious touch to this space. Stepping into the living room, you'll be greeted by abundant natural light streaming in from dual aspect windows, offering panoramic views of the picturesque countryside and beyond. At one end of the room, floor-to-ceiling windows and a double glazed door with a Juliette balcony showcase breath-taking Sea views towards Lyme Bay. The room's comfort is accentuated by a feature electric fireplace, creating a cosy focal point perfect for those cooler evenings. A door from the living room leads to the modern fitted kitchen. Fully integrated appliances include an electric oven and hob, a washer/dryer and separate fridge and freezer units. The inset sink and drainer come with a window that frames the same far reaching views of the surrounding countryside. The generous double bedroom, with its built-in wardrobes offering ample hanging and shelf space,

provides a peaceful retreat. There's plenty of room for a bed and additional storage, but the real highlight is the stunning sea view overlooking Lyme Bay. This property is a true gem, offering both comfort and breath-taking vistas.

OUTSIDE

Conveniently situated at the front of the development, the Residents Car Park offers ample parking on a first-come, first-served basis, ensuring residents' parking needs are well catered for. Amidst the verdant and mature landscaped communal gardens, Sachs Lodge provides a tranquil and serene environment for residents to relax in. These beautiful gardens feature lush green lawns, paved patios, and a profusion of mature plants, trees, and shrubs, creating a picturesque oasis right at home. Furthermore, residents can securely store their outdoor equipment in the convenient undercover buggy store, adding to the overall practicality and comfort of this property.

SERVICES

Mains water and Drainage, Mains Electric. Primary heating and water charges are included in the maintenance figure. Up to Superfast Broadband with Openreach available in the area. Mobile coverage likely with EE, O2 and Vodafone.

ADDITIONAL INFORMATION

Dedicated Lodge Manager during daytime hours and round-the-clock monitoring by the Careline team. Integrated Careline intruder alarms, secure video entry system and state-of-the-art fire and smoke detectors in both individual apartments and communal areas. For visiting guests, there is a convenient guest suite available by request for a small charge. Ownership eligibility requires at least one owner to be over 60 years old, with the second owner being over 55 years old.

TENURE

Leasehold Term 118 Years.
Service charge £4,464 p.a
Ground rent £575 p.a

VIEWING

Strictly by prior appointment with Stags on 01803 200160

DIRECTIONS

From Torquay Clock Tower, head southeast on Torwood St, then turn right onto Asheldon Rd to find Sachs Lodge and you will find the property on the left.



Approximate Gross Internal Area
48.2 sq m / 519 sq ft

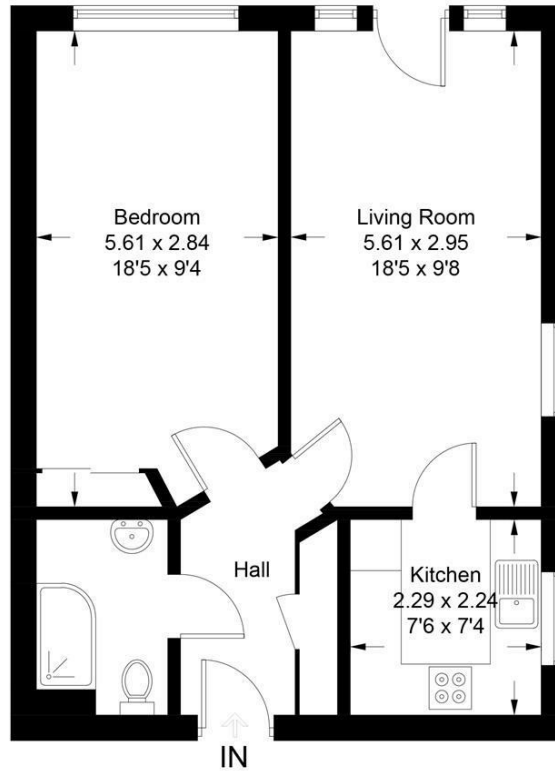


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (1011144)

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Energy Efficiency Rating		Current	Potential
(92-100) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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