



15 Lyncourt,



15 Lyncourt,

Middle Lincombe Road, Torquay, TQ1 2NE

Newton Abbot 8 miles Totnes 10 miles Exeter 24 miles

Lyncourt blends the careful refurbishment of a beautiful existing property with thoughtfully designed new build convenience, located within a tranquil setting offering stunning sea views over the breath-taking Torquay Riviera.

- Stunning Sea Views Torbay and beyond
- Sought After Quiet Location
- Allocated Parking
- Three Bedrooms (1 ensuite)
- Leasehold - Share of Freehold, Service Charge £4,085.54 Per annum
- Finished to a High Standard
- Garden Level Apartment with Patio
- Delightful Communal Gardens
- No Forward Chain
- Council Tax Band E

Asking Price £400,000

SITUATION & DESCRIPTION

Lyncourt blends the careful refurbishment of a beautiful existing property with thoughtfully designed new build convenience, located within a tranquil setting offering stunning sea views over the breath-taking Torquay Riviera. This wonderful apartment forms part of one of Torquay's signature villas enjoying views over the communal gardens and across to Berry Head, and the surrounding coastline. The apartment is situated on the first floor with the accommodation comprising of an entrance hall, sitting room, kitchen/dining room, three bedrooms, ensuite shower room and bathroom. As a recent conversion this apartment is designed with modern living in mind and must be seen to be appreciated.

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

This beautifully presented garden-level apartment offers a perfect blend of modern comfort and classic charm. Stairs descend from the front of the building to the private entrance, where a solid hardwood front door opens into a welcoming entrance hall. Oak flooring flows seamlessly through the reception areas, enhancing the warmth and elegance of the home. The spacious sitting room is flooded with natural light from glazed doors and features French windows that open onto a private terrace, perfect for enjoying sunny afternoons and picturesque views. The well-appointed kitchen/dining room boasts shaker-style cream cabinetry, a sleek black granite worktop with an inset sink, and a full range of integrated appliances, including a gas hob, oven, grill, microwave, dishwasher, washing machine, and fridge/freezer. There's ample space for a dining table, and French doors offer easy access to the terrace, ideal for indoor-outdoor living.

The apartment offers three generously sized double bedrooms, providing flexibility for families or guests. The primary bedroom features a smart, fully tiled ensuite shower room, while bedrooms two and three share a stylish, fully tiled bathroom complete with a white suite and modern chrome fittings. Underfloor heating runs throughout the apartment, ensuring year-round comfort. With its private terrace, high-quality finishes, and thoughtful layout, this property offers a sophisticated yet relaxed lifestyle in a desirable location.

OUTSIDE

A spacious flagstone terrace extends from the sitting room, featuring an elegant arched covered area perfect for relaxing or entertaining on sunny days. From here, steps lead down to beautifully landscaped, well-tended gardens, exclusively for residents to enjoy as a peaceful retreat. For nature lovers, private steps from the grounds provide direct access through the scenic Lincombe Woods, leading to the picturesque Meadfoot Beach. The property also benefits from an allocated parking space..

SERVICES

Mains water, drainage, gas and electricity. Gas fired underfloor heating. Superfast Broadband with Openreach available in the area. Mobile coverage likely with O2

TENURE

Leasehold - 999 years from 2008, with a share in the freehold. Service Charge £4,085.54 Per annum

LOCAL AUTHORITY

Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR.
Tel: 01803 201 201. E-mail: fss@torbay.gov.uk.

VIEWING ARRANGEMENTS

Strictly by prior appointment with Stags on 01803 200160.

DIRECTIONS

From Stags Torquay office proceed around the harbour onto Victoria Parade and continue along this road as it turns into Beacon Hill and Parkhill Road, at the crossroads follow straight over onto Higher Woodfield Road. Take the second right onto Middle Lincombe Road where you will find Lyncourt on your right hand side through two imposing pillars.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



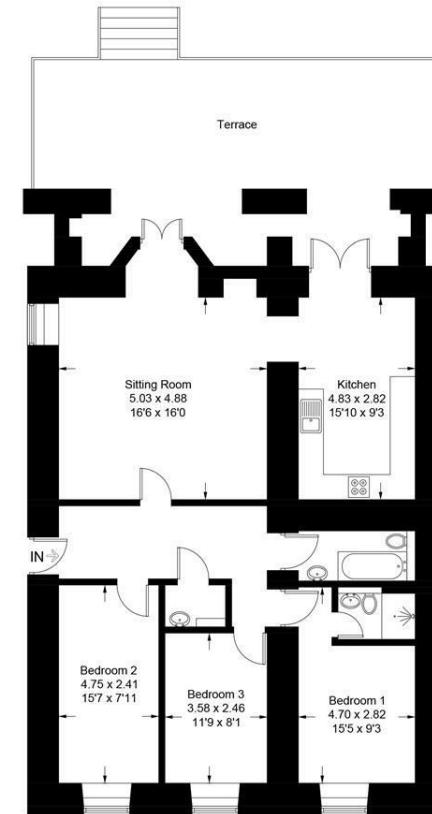
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

6 Vaughan Parade, Torquay,
TQ2 5EG

torquay@stags.co.uk

01803 200160

Approximate Gross Internal Area = 104.6 sq m / 1127 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1164751)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London