



**JOHN COUCH**  
THE ESTATE AGENT

38 Meadwood St Marks Road  
Torquay Devon

**£315,000 Leasehold**



# Apartment 38 Meadwood St Marks Road Torquay Devon TQ1 2EH

## £315,000 Leasehold

An immaculate and spacious first floor apartment with sweeping views across Lincombe Hill and towards the beach at Meadfoot, with two bedrooms and bathrooms, superb living spaces, balcony, garage and communal gardens

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- Far reaching coast and valley views
- Conservation area
- Spacious living/dining room
- Contemporary kitchen
- Two double bedrooms
- En-suite
- Family bathroom
- South facing balcony
- Garage
- Communal gardens

### FOR SALE LEASEHOLD

Meadwood is a well-respected development built within the grounds of the Victorian Villa that once occupied this site. This large and creatively refurbished apartment is presented with wonderful panache and superb styling to provide a comfortable seaside home for a relaxed lifestyle.

### LOCATION

Set within the Lincombes Conservation Area, which is sought after for its peaceful ambiance and historic architecture. It is close to the South West Coastal path making access to the vantage point of Daddyhole Plain and local beaches very easy.

The nearby village style community of Wellswood caters to everyday needs with excellent restaurants, pub and shops including delicatessen, French patisserie, post office, pharmacy, convenience stores, salons, pharmacy and Church.

At Meadfoot beach there is a waterside café and there are hotels in the immediate vicinity with sea facing dining terraces open to the public. A local bus runs in the vicinity and the full facilities of the town, marina and harbourside are within easy reach.

### INTERIOR

From the front entrance door there are a few steps to reach the communal entrance hall from where stairs or a lift rise to the first floor. The front door opens to a spacious hallway which has a large double-width cloaks cupboard. To the front of the plan the spacious living room is naturally zoned to provide defined dining and living spaces with large windows framing stunning views.

The sitting area has good space for sofas whilst the rounded bay window is the perfect space for a dining table from where far reaching views across the hillside and into the bay can be enjoyed.

The warm ambiance of this room creates a haven for relaxation whilst the spacious dimensions allow for socialising and entertaining family and friends.

Adjacent to the living room is a newly fitted contemporary kitchen where sleek white units are complimented by contrasting countertops and there is a good range of integrated appliances. A window to the side aspect provides natural ventilation and light.

Returning to the hallway there are two large double bedrooms both of which have built-in double wardrobes. The principal bedroom also has a new contemporary en-suite shower room with a window to the side aspect and there are patio doors that open to a covered balcony.

Completing the accommodation is a smart family bathroom.

**VIEWING BY APPOINTMENT ONLY**

## OUTSIDE

From the principal bedroom sliding doors open to the balcony which provides a sheltered, south facing spot to enjoy the sunshine. The mature gardens of Meadwood, which date from the Victorian era, are for the exclusive use of the residents and have areas of lawn and an abundance of fine mature shrubs and trees providing a lovely place for relaxation whilst enjoying the sea views.

From the entrance, ten steps and a pathway lead to the single garage which has an up and over door. Visitor parking is also available with unrestricted parking available on St Marks Road.

## RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

## COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

**CURRENT PROPERTY TAX BAND D** (Payable Torbay Council 2024/2025 £2232.85)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

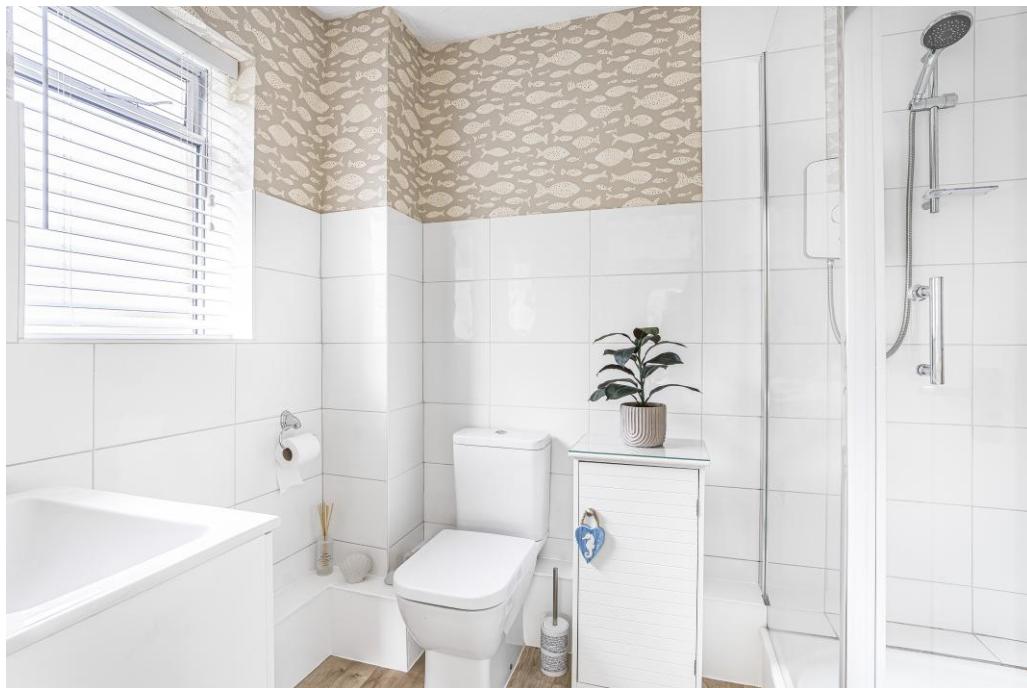
**BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LEASE TERMS** £3400 per annum including water. 199 years from 29/9/1976, lease expiry date 29/09/2175, 150 years remaining. Owners own a share of the freehold.

**TERMS** Well-behaved pets are permitted with consent. Short hold lettings are permitted subject to the agreement of the Management Company, holiday letting is not permitted.



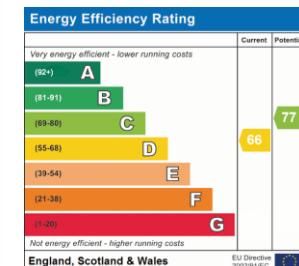
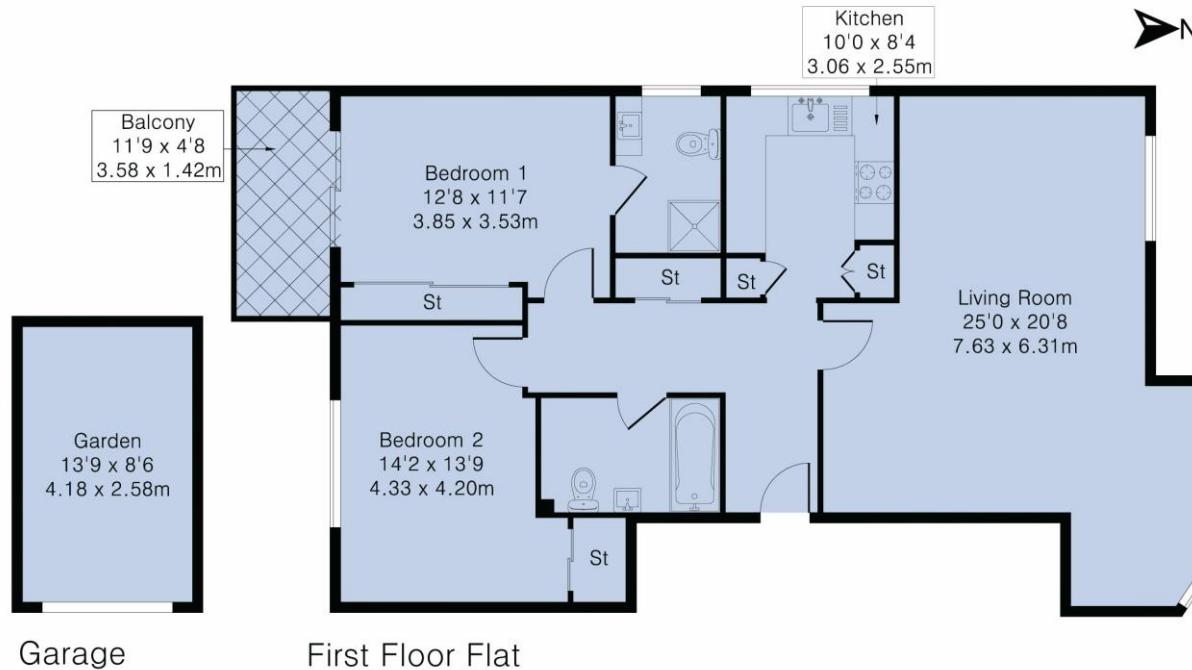




## Approximate Gross Internal Area 1071 sq ft - 100 sq m

First Floor Flat Area 955 sq ft - 89 sq m

Garage Area 116 sq ft - 11 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.