



**JOHN COUCH**  
THE ESTATE AGENT

3 Woodfield Court Higher Woodfield Road  
Torquay Devon

**£335,000 Leasehold**



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Torquay Devon TQ1 2LD

**£335,000 Leasehold**

**A two bedroom ground floor apartment close to the harbourside, with a large private sun terrace and secure under cover parking space**

**FOR SALE LEASEHOLD**

Woodfield Court is a well-respected development where this two-bedroom apartment occupies a favoured southwest position and can be accessed directly at entrance level or by lift from the parking area. The apartment is presented in classical style providing a comfortable home for those seeking a relaxed, low-maintenance lifestyle.

From the communal entrance the front door opens to a vestibule where there is a double-width cloaks cupboard and a door to the inner hall. To the right is the kitchen/dining room which is well-fitted with a good range of wall and base units incorporating some integrated appliances with worktops that wrap around creating a natural division with the dining area. The dining space allows for a table and chairs to be placed in front of the large windows giving views across the terrace and offers glimpses into the harbour area with patio door opening to the sun terrace.

The sitting room has a feature fireplace and full length double glazed doors opening to the sun terrace with ample space to arrange comfortable sofas and additional furniture. The inner hallway has a double storage cupboard and there are two double bedrooms with views over the gardens to the front of the property.

Both bedrooms have built-in storage cupboards, the principal bedroom also has an en-suite shower room. Completing the accommodation is a separate bathroom.

**OUTSIDE**

The large flagstone terrace is enclosed with feature balustrading and enjoys a south and west aspect and some glimpses into Tor Bay through the trees. There is ample space for pots and tubs as well as sun loungers and table and chairs making a perfect space for entertaining and al-fresco dining.

The apartment has secure allocated parking space within the gated underground parking garage. Visitor parking is available adjacent to the building and there are well maintained communal gardens which extend around the building.

**LOCATION**

Woodfield Court is set within its own grounds in the Lincombe Conservation area which is sought after for its quiet ambience and proximity to local amenities, local bus service and the harbourside. The beach at Meadfoot with its waterside cafe and the village style community of Wellswood with restaurants, shops, pub and church are also close by.

Entrance hall ■ Kitchen/dining room ■ Sitting room

2 bedrooms ■ En-suite shower room ■ Bathroom

Secure under cover parking space

Communal gardens for the residents enjoyment

**AREA**

Envirably located within a large sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the International Marina and a good range of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront and the area has many beaches with an array of water sports and fishing also available.

**COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. Exeter airport and the ferry port at Plymouth provide gateways 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 MAINTENANCE/LENGTH OF LEASE** £2500 per annum, 999 year lease from 18/02/2000, lease expiry date 18/02/2999, 973 years remaining. Owners own a share of the freehold.

**CURRENT PROPERTY TAX BAND E** (Payable 2025/2026 £2859.80).

**VIEWING BY APPOINTMENT ONLY**

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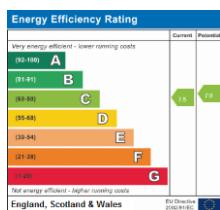
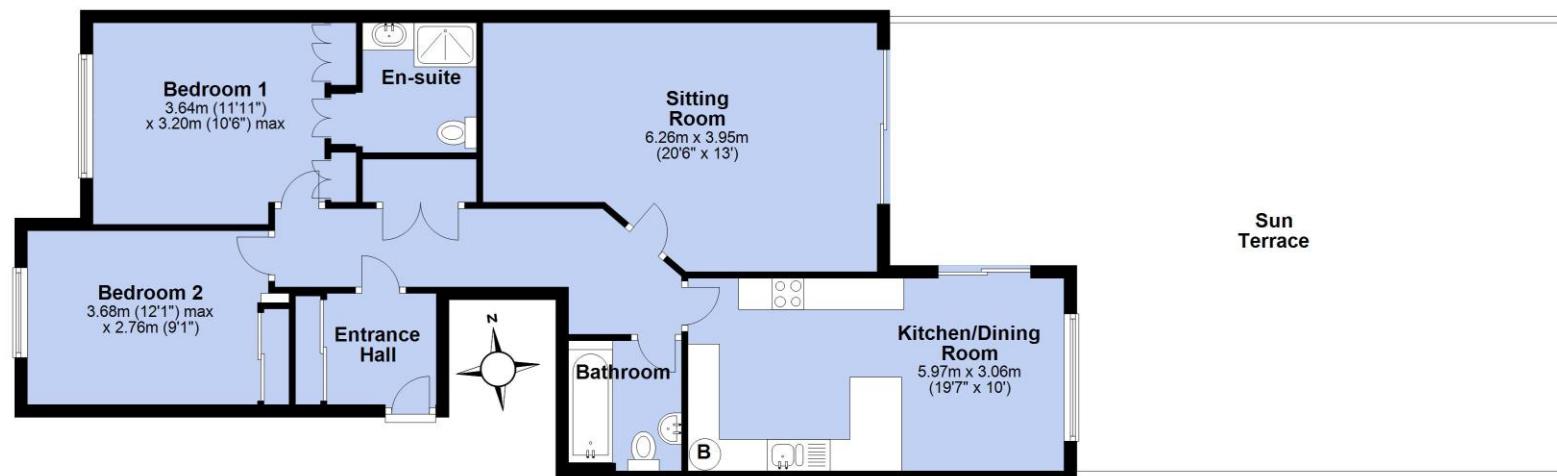






### Ground Floor

Approx. 88.2 sq. metres (949.2 sq. feet)



Total area: approx. 88.2 sq. metres (949.2 sq. feet)

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.