



**JOHN COUCH**  
THE ESTATE AGENT

7 Trinity House  
Watcombe Beach Road  
Torquay Devon  
**£299,950 Leasehold**





# 7 Trinity House

## Watcombe Beach Road Torquay Devon TQ1 4SH

### £299,950 Leasehold



With thoughtful architectural planning the apartment offers a private and beautifully balanced home, with refined interior design enhancing its light and space

Entrance hall ■ Open plan kitchen/living area  
2 bedrooms ■ En-suite bathroom ■ Bathroom/utility  
Communal gardens  
Allocated parking

#### FOR SALE LEASEHOLD

The apartment forms part of Trinity House, an exclusive gated development created from the sensitive conversion of an imposing Victorian villa into just twelve private residences. Eight apartments occupy the principal house, complemented by four mews homes, together creating a discreet and refined coastal enclave.

The villa's heritage reflects Torquay's golden age. Built for the son of the Bishop of Exeter, it has since been home to a Lord Mayor of London and early pioneers of silent cinema. Today, its architectural grandeur has been carefully preserved, pairing 19th-century character with contemporary craftsmanship and modern luxury.

#### INTERIOR

Set quietly to the rear of the building, the apartment enjoys an exceptional sense of privacy and independence.

Arrival is through secure electric gates, the approach leads to an elegant entrance driveway where allocated parking sits against the limestone façade of the villa.

Shared with just one neighbouring residence, the entrance rises via a broad staircase to the first floor. Thoughtful architectural planning has created a beautifully balanced home, where refined interior design enhances both light and space. The open-plan reception room is the heart of the apartment, a seamless composition of a high-specification kitchen with quartz surfaces and integrated appliances, flowing into a generous living and dining area, arranged for comfort and conversation. Carefully placed windows draw in natural light while framing views across the gardens towards the sea.

There are two bedrooms. The principal suite is calm and well-proportioned, with dual-aspect windows and an en-suite bathroom.

The second bedroom, currently styled as a snug, an inviting retreat for reading and relaxation, is served by a separate bathroom incorporating utility space.

#### OUTSIDE

The communal grounds provide a tranquil, park-like setting, landscaped with mature trees and planting that creates privacy and year-round interest. Through the greenery, glimpses of the coastline remind you of the apartment's enviable position, with Watcombe Beach just a short walk away. The property benefits from an allocated parking space within the gated grounds.

#### CONNECTIVITY

St Marychurch lies just minutes away, offering an excellent selection of independent shops, cafés and restaurants, alongside everyday amenities with the fairways of Torquay Golf Club close by.

**VIEWING BY APPOINTMENT ONLY**



The riverside village of Shaldon is reached via a scenic coastal drive and is known for its relaxed waterfront dining and ferry crossing.

For wider connectivity, Teignmouth station provides direct GWR services to Exeter and London Paddington, ensuring Trinity House combines coastal seclusion with practical accessibility.

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

**CURRENT PROPERTY TAX BAND C** (Payable Torbay Council 2025/26 £2079.86)

**MOBILE PHONE COVERAGE** Three (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LEASE TERMS**  
£2300 per annum. 999 year lease from 1/01/2020, leased expiry date 31/12/3018, 992 years remaining.

**LEASE TERMS** Assured shorthold tenancies and holiday letting permitted. Pets by permission of the Management Company.



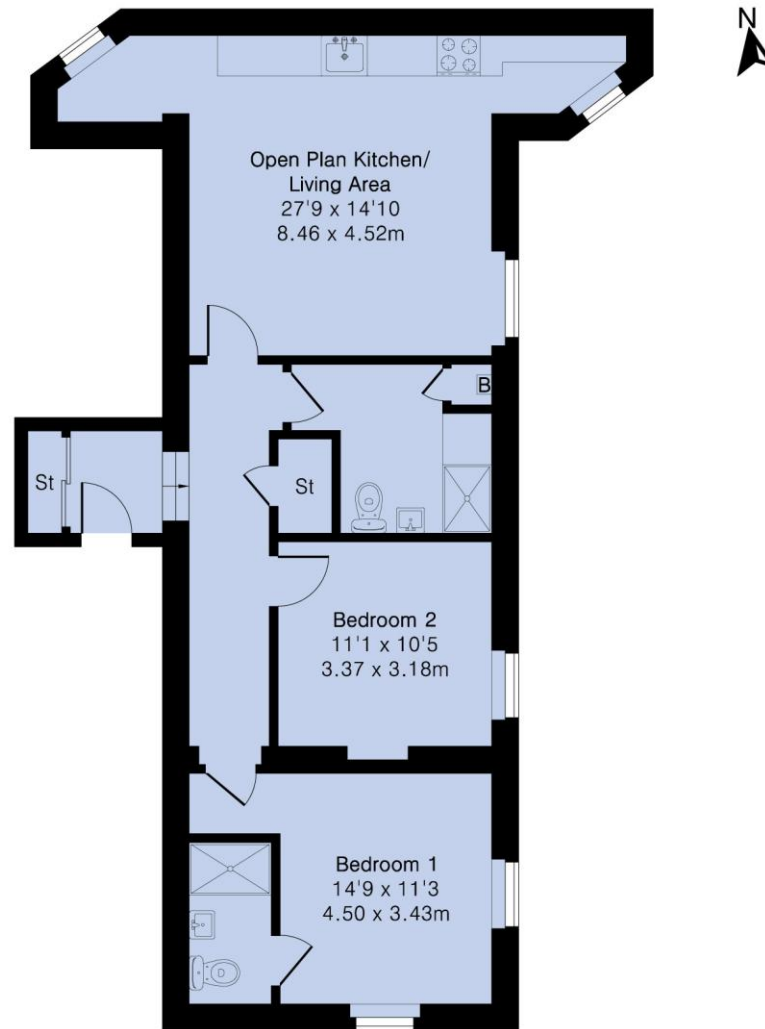








Approximate Gross Internal Area 780 sq ft - 72 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(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		
www.epc4u.com		

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.