



SACHS LODGE

**JOHN COUCH**
THE ESTATE AGENT

16 Sachs Lodge
Asheldon Road Torquay Devon

£269,500 Leasehold



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Wellswood Torquay Devon TQ1 2ER

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A two bedroom first floor apartment with a sea facing balcony, forming part of an age exclusive retirement community, providing a peaceful and secure home close to local amenities, with on-site parking and set in lovely communal gardens

Wellswood village location ■ Prestigious retirement development
First floor with lift access ■ Balcony with sea views
■ 2 bedrooms ■ 2 bathrooms ■ Sitting room ■ Kitchen
Residents lounge & gardens ■ On site parking

FOR SALE LEASEHOLD

This attractive purpose built development of just 33 homes is built on the site of the old Gleneagles Hotel which was the inspiration for the much loved sitcom Fawlty Towers.

In 2017 the old hotel was demolished and Sachs Lodge was built by Churchill Retirement Living who are a well-respected company providing quality apartments for independent retirement living.

The building was constructed with up-to-date methods and materials for maximum efficiency and low utility bills. All heating and hot water is provided by a ground source heat pump system which is very eco efficient and economical to run.

Each apartment has its own instant hot water and owners have full control over their own heating via thermostats and programmers.

There is a 24 hour Careline support system provided by a personal pendant alarm, a camera entry system and mains-connected smoke detectors. A guest suite is available to book for visiting family or friends (*a charge is made for use of this facility*).

LOCATION

Sachs Lodge is situated in a quiet residential road in the desirable Wellswood Village area of Torquay where local amenities include convenience stores, cafes, restaurant, pub, pharmacy, hairdressers and barbers, opticians, French patisserie, delicatessen and Parish Church. There is also a local bus with a stop in the road with further services available on the Babbacombe Road which is a short level walk away. Within easy reach are a choice of GP and dental surgeries with local beaches at Anstey's Cove and Meadfoot, both of which have waterside cafes and parking.

DEVELOPMENT

Sachs Lodge has automated doors which open to the smart lobby area where the house manager's office is located and to the left side is the stylish communal lounge and café bar area.

The lounge is the perfect venue for the many activities and social events organised by the lodge manager and provides a good space to meet newly made friends or just relax with a book. The internal and external communal spaces are available to book for the residents own group activities such as chess and bridge, crafting, knitting, jigsaws and gardening.

INTERIOR

Apartment sixteen is on the first floor and is accessed via a lift or stairs from the entrance lobby. This bright and well-appointed home enjoys a sunny aspect with views across the balcony to the communal garden and into Lyme Bay.

VIEWING BY APPOINTMENT ONLY

The front door opens to a spacious hallway having a good storage cupboard with the living room directly ahead and the smart well-appointed kitchen with some integrated appliances opening from the living room. The living space has been designed for a dining table to be placed adjacent to the kitchen with comfortable chairs for relaxation in front of the French doors that open to the balcony. The covered balcony offers charming views over the gardens towards Lyme Bay and is a lovely space for al-fresco dining.

There are two good sized double bedrooms both with views over the garden. The principal bedroom has fitted wardrobes and en-suite shower room with non-slip flooring and thermostatic shower. Completing the accommodation is a bathroom with panelled bath, wash basin and WC and a large walk-in storage cupboard.

OUTSIDE

The development is set in gated and secure communal grounds filled with established plants and two terraced areas with sets of tables and chairs for use by the residents and their visitors. On-site car parking is available to the front of the building with covered buggy parking and charging to the side of the building.

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. Torbay 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, in early summer the English Riviera Air Show is not to be missed.

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, Plymouth and the M5 motorway. The international airport at Exeter offers a gateway to destinations further afield.

SERVICES Mains water, drainage and electricity are all connected, subject to the necessary authorities and regulations. Electric heating by communal ground-source heat pump with individual controls in each apartment.

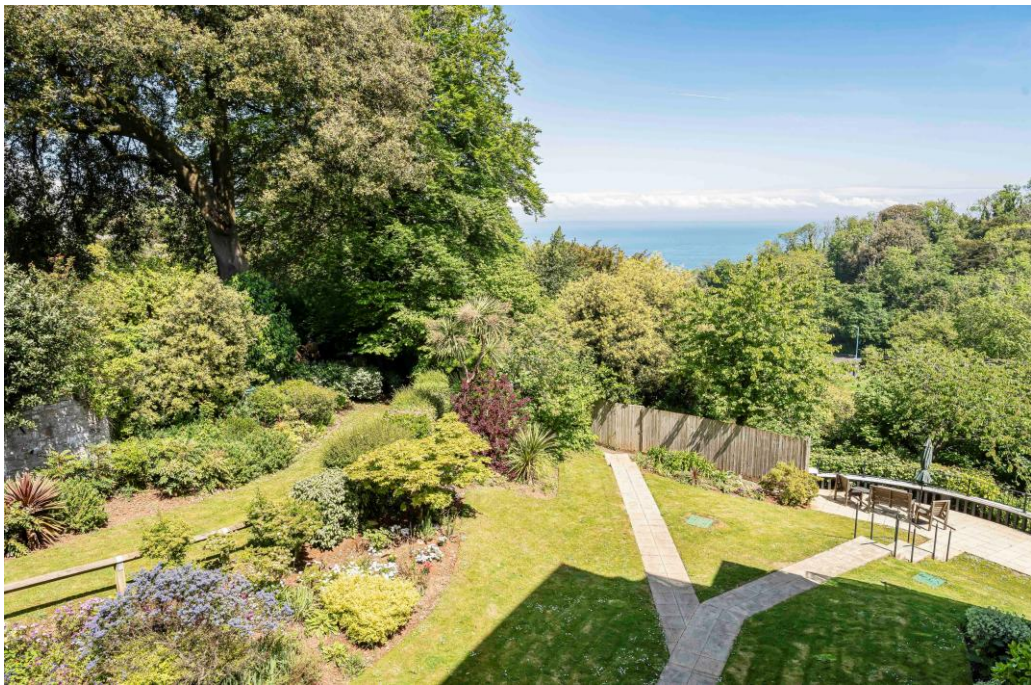
CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2025/26 £2339.84)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE 125 year lease from 3/01/2017, lease expiry date 1/6/2142, 117 years remaining. Service charge £4124.00 per annum to include heating (excluding the heating in the kitchen and shower room), buildings insurance, water and external maintenance of the building and grounds. Ground Rent £816 per annum

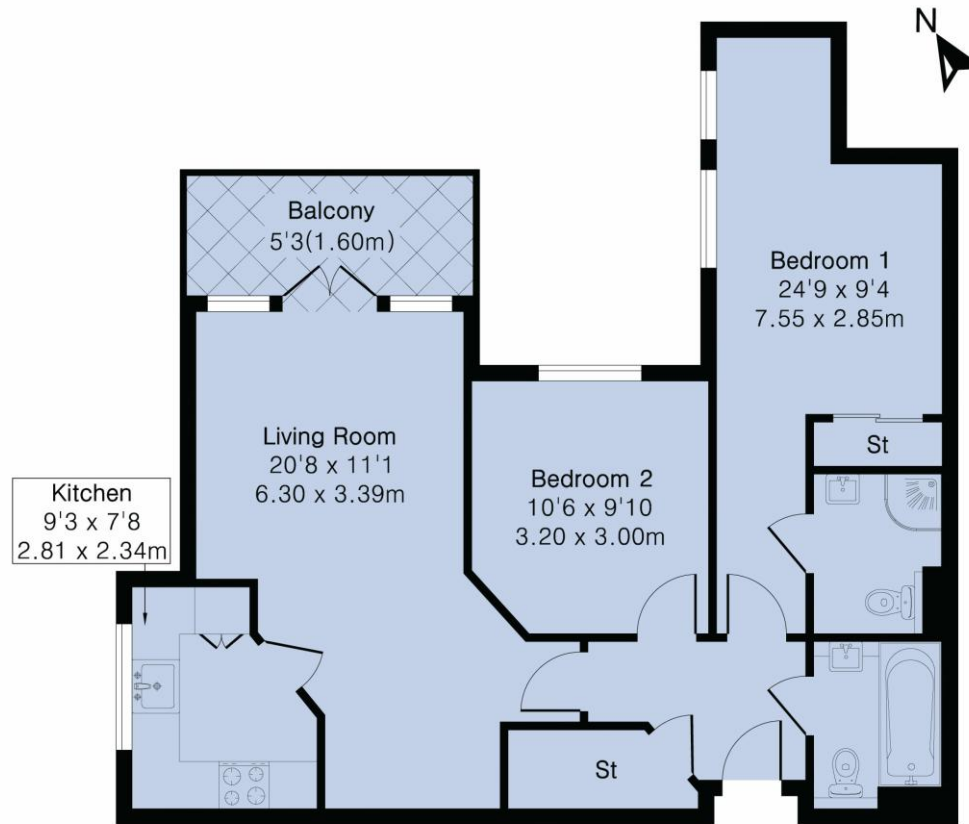
GENERAL GUIDANCE Minimum residency requirement is sixty although a spouse or partner can be younger.

Well-behaved dogs are with the express permission of the management. Please note that dogs are not allowed in the grounds or communal lounge areas of Sachs Lodge. Cats can only be kept by owners of garden level apartments. Holiday letting is not permissible. (Subject to confirmation by the Management Company)





Approximate Gross Internal Area 712 sq ft - 66 sq m



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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.