



**JOHN COUCH**
THE ESTATE AGENT

33 Lyncombe Crescent Higher Lincombe Road
Torquay Devon

£370,000 Leasehold



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With panoramic south westerly views across Tor Bay to Berry Head, this stunning two bedroom contemporary apartment has a large south facing balcony, a secure double garage and is set within landscaped communal grounds with a swimming pool

- Landmark building with stunning southerly bay views and large balcony
- Re-imagined and fully upgraded ■ Open-plan living room
- Two double bedrooms ■ Two bathrooms, one en-suite
- Double garage ■ Communal gardens with swimming pool

FOR SALE LEASEHOLD

Lyncombe Crescent was built in 1974 to provide exceptional purpose-built apartments with stunning sea views. This large light filled apartment offers spacious open-plan living accommodation that has been imaginatively re-designed with the emphasis on the uninterrupted bay views.

The large balcony is south facing and beneath the building is a secure double garage. The block is set within mature communal gardens with communal seating and swimming pool.

LOCATION

Lyncombe Crescent is set within the Lincombes Conservation area sought-after for its quiet ambiance, period architecture and captivating sea views. This location is set slightly away from the harbourside, near to the village style community of Wellswood, which has a Parish Church, French patisserie, delicatessen, pub, restaurants, cafes and shops.

Nearby footpaths wind through Lincombe Woods to Ilsham Valley and the beach at Meadfoot with its iconic beach huts and café with waterside terrace. There is an excellent local bus service which stops opposite the building.

INTERIOR

From the garage located beneath the building there are stairs or a lift that rise directly to the third floor. From the front of the building a few steps rise to the smart lobby where there is access via stairs or lift.

Presented with style and panache the contemporary interior is designed for easy seaside living with the focus on the enjoyment of far-reaching sea views and providing easy access to the large south facing balcony.

From the communal hall the front door opens to the entrance hall where on the left side double doors open to reveal the open plan living space where you are drawn to the fabulous views.

The living area has space for a good range of furniture for relaxation and enjoyment of the sea views with full length glazing and a door opening to large balcony.

The kitchen has been fitted with an excellent range of contemporary cream units that incorporate integrated appliances with contrasting granite countertops.

A kitchen island provides useful additional storage and work area whilst creating a natural division to the living area. A clever dining space is set below the window where diners can enjoy the views.

Returning to the hallway there is a useful storage cupboard and a place for coats, the principal bedroom can be found straight ahead. This spacious room has views to the west aspect, some excellent built-in wardrobes and a smart en-suite bathroom that has a bath as well as a separate shower.

VIEWING BY APPOINTMENT ONLY

Bedroom two is also a double room with views to the front of the building. Completing the accommodation is a contemporary family bathroom that has a P-shaped bath with a shower over and a cupboard that has plumbing and space for a washing machine. Both bathrooms have electric underfloor heating.

OUTSIDE

Lyncombe Crescent is set within its own private landscaped gardens where there are areas of communal seating and a pathway winds through the lawns and borders to the secluded swimming pool area.

The balcony runs the whole width of the apartment providing space for relaxation or dining al-fresco. The aspect is south facing making it a very sunny spot and providing far-reaching views around Tor Bay and where after dark the twinkling lights of the bay are enhanced by the beam from the Berry Head lighthouse.

The double garage is conveniently situated beneath the building and has power and an automated up-and-over door.

RESORT

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

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.

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. (New boiler was installed in October 2023)

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2026/2017 £3,002.98)

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

CURRENT MAINTENANCE/LENGTH OF LEASE £3225.00 per annum. 1000 year lease from 3/7/1975, lease expiry date 24/6/2974, 950 years remaining. Owners own a share of the freehold.

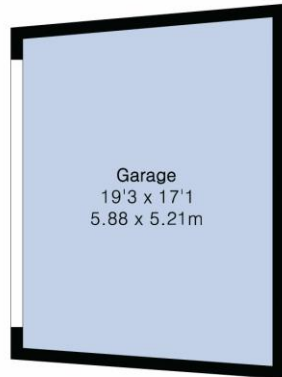
GENERAL GUIDANCE Holiday letting is prohibited but short term letting is allowed. Well-behaved pets with permission. (Subject to confirmation by the Management Company)



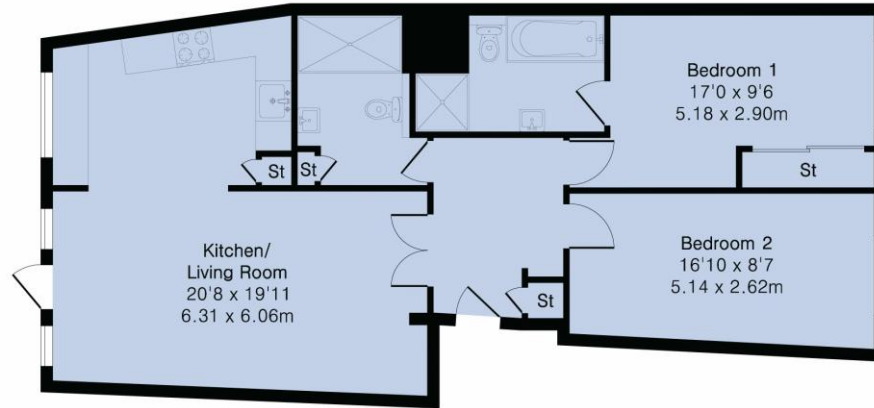




Approximate Gross Internal Area 848 sq ft - 79 sq m
 Garage Area 251 sq ft – 23 sq m



Garage



Third Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(55-68)	D	83
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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.