



**LYNCOURT**  
TORQUAY TQ1 2NE



# LYNCOURT, MIDDLE LINCOMBE ROAD

TORQUAY TQ1 2NE



A truly elegant three bedroom first floor apartment occupying a beautiful position facing South with outstanding sea views. The property offers bright and spacious accommodation briefly comprising of a large living room, a kitchen/dining room, three bedrooms, ensuite shower room and a family bathroom. The stunning sea views can be enjoyed from the main principal rooms looking out over the glorious communal gardens. The property is offered for sale chain free, and is in excellent decorative order throughout.

**Open Plan Living Room** 16' 7" x 15' 4" (5.05m x 4.67m)

Double glazed window with views across the gardens and surrounding area into Tor Bay looking to Berry Head, Brixham and the surrounding coastline. Television and telephone points. Radiator. Archway to kitchen/dining room.

**Kitchen/Dining Room** 13' 9" x 9' 0" (4.19m x 2.74m)

Double glazed window with views across the gardens and surrounding area across Tor Bay looking to Berry Head, Brixham and the surrounding coastline. Granite work tops on three sides, oak finished units beneath and over, granite splashback and upstand. Stainless steel oven, gas hob, extractor hood over, built-in microwave. Integrated fridge/freezer. Inset stainless steel sink, integrated dishwasher, built-in washer/dryer. Television point. Inset ceiling lights. Ceramic tiled floor.

**Bedroom One** 14' 8" x 13' 10" (4.47m x 4.21m)

Double glazed window to the side taking in the open views. Television and telephone points. Radiator.

## **En-suite**

Double glazed window. Fully tiled walls. Luxury shower cubicle, low level WC, wall mounted wash basin, mirror, shaver socket. Ladder style chrome heated towel rail. Inset ceiling lights. Ceramic tiled floor.





*The Sower*

**Bedroom Two** 13' 10" x 10' 4" (4.21m x 3.15m)  
Double glazed window to the rear. Television and telephone points. Radiator.

**Family Bathroom**

Fully tiled walls. Panelled bath, hand held shower, low level WC, wall mounted wash basin, shaver socket, mirror. Ladder style chrome heated towel rail. Inset ceiling light. Extractor fan. Ceramic tiled floor.

**Bedroom Three** 15' 3" x 6' 8" (4.64m x 2.03m)  
Double glazed bay window with views over the surrounding area looking across Tor Bay towards Paignton with the picturesque hillsides beyond. Telephone point. Radiator.

**Outside**

Cupboard adjacent to the entrance door of the apartment housing the gas fired central heating boiler and fuse box. Allocated parking space, parking for visitors. Gardens exclusively for the residents enjoyment.





*H.S. Owen*

## General

### Services:

All mains services are believed to be connected to the property.

### Local Authority:

Torbay Council

### Council Tax:

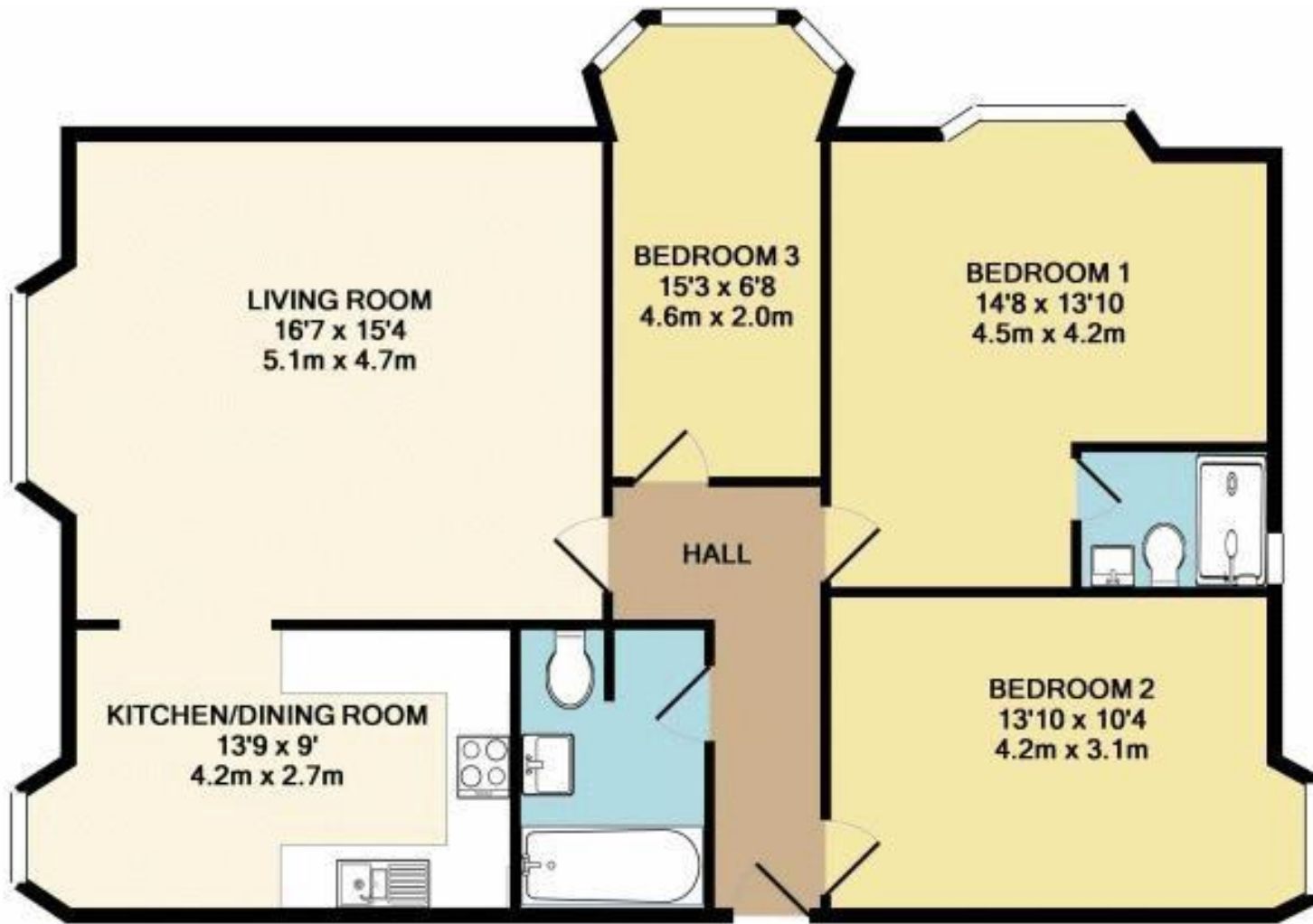
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Share of Freehold. Lease 999 years from 2008.

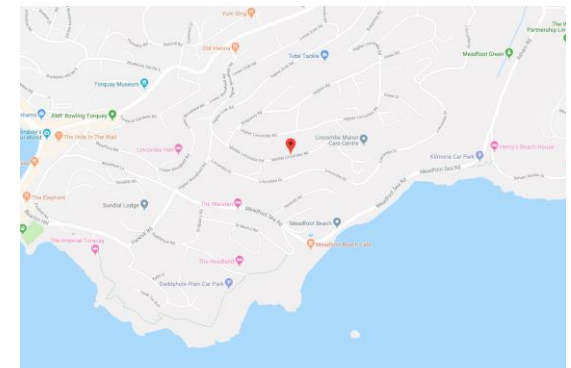




*HSouven*



TOTAL APPROX. FLOOR AREA 952 SQ.FT. (88.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	81	83
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	80	82
	EU Directive 2002/91/EC	



66 Torwood Street, Torquay  
Devon, TQ1 1DT

Tel: 01803 364 029  
Email: [info@hsowen.co.uk](mailto:info@hsowen.co.uk)  
[www.hsowen.co.uk](http://www.hsowen.co.uk)

IMPORTANT: we would like to 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.