





1 Danby Heights Close

Torquay

1 Danby Heights Close occupies a particularly appealing position within this established private close in Wellswood, enjoying a southerly aspect with attractive open views across Lincombe Woods towards the sea. Arranged over two levels, this individual duplex apartment combines generous accommodation with excellent outside space, two allocated parking spaces and is offered for sale with no onward chain.

One of the property's strongest features is the amount of natural light throughout. The principal living space faces south, with broad windows and glazed doors making the most of the outlook and opening directly onto a private balcony.

The accommodation is approached through a communal entrance, with a private front door opening into the reception hall. A useful cloakroom is positioned off the hall with WC and wash hand basin.

The **sitting/dining room** is a bright and well-proportioned space with full-width glazing framing the leafy outlook towards Lincombe Woods and the sea beyond. Patio doors extend the living space onto the balcony, creating an excellent place for outdoor seating and to enjoy the southerly setting.



The **kitchen** is fitted with a range of white high-gloss units complemented by marble-effect work surfaces and an inset sink. Integrated appliances include an electric oven and ceramic hob, with space and plumbing for a washing machine and fridge/freezer. A cupboard houses the gas boiler.

Stairs descend from the reception hall to the garden level, where the hallway incorporates useful additional space suitable for a desk, dressing area or further storage.

The **principal bedroom** is a particularly attractive double room with windows and sliding patio doors opening **directly onto its own private paved terrace and the garden beyond**. This provides a lovely connection between the bedroom and outside space and is a feature rarely found with apartment living.

The **second bedroom** is another versatile room, currently arranged as a snug, with glazed doors opening to the side garden.

The **bathroom** is fitted with a white suite comprising panelled bath with mains shower above, wash basin set within a vanity unit and concealed cistern WC, together with a heated towel rail, tiled flooring and window.

There is also an additional **L-shaped room**, currently utilised as further sleeping accommodation, which could equally suit a home office, dressing room or hobby space. From here there is access to a substantial walk-in storage room.

With its unusual duplex layout, private garden, terraces, parking and attractive outlook, the property offers considerably more independence and outside space than many traditional apartments in the area.

DRIVEWAY

2 Parking Spaces



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Danby Heights Close is a small residential close within the highly regarded Wellwood area of Torquay, positioned on the wooded eastern side of the town and surrounded by some of Torquay's most attractive coastal scenery. Wellwood has long been considered one of Torquay's most desirable residential areas, combining an established village atmosphere with easy access to the coast and town. At its heart is Wellwood village, centred around Ilsham Road, where there is a good selection of independent shops, cafés, restaurants, everyday amenities and traditional pubs. The wider Wellwood and Lincombes area is characterised by mature woodland, open green spaces and its distinctive hillside setting overlooking the coastline. The property is particularly well placed for enjoying the outdoors. Meadfoot Beach is within the wider neighbourhood and provides a popular waterfront setting with café facilities, while the surrounding coastal routes connect towards Ilsham, Hopes Nose and Anstey's Cove. Anstey's Cove itself is backed by wooded slopes and provides access to coastal walks towards Hopes Nose and the surrounding nature reserve.

Council Tax band: C

- Individual duplex apartment in sought-after Wellwood



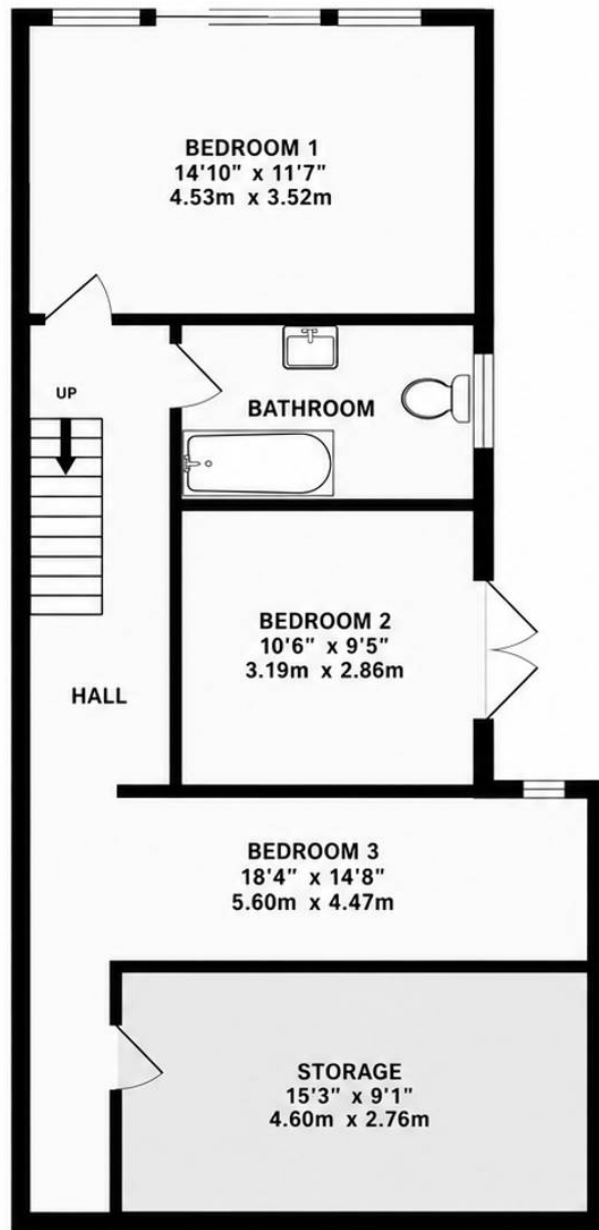
- Private terrace directly from the principal bedroom



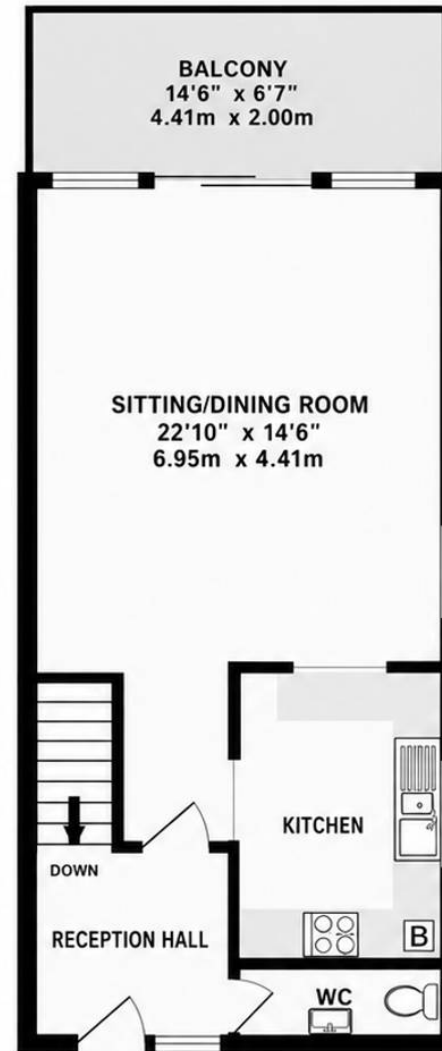




GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

This floor plan is for illustrative purposes only. All measurements are approximate and should be used as a general guide. Not to scale.

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