



10 The Manor House Middle Lincombe Road
Torquay Devon

£275,000 Leasehold





10 The Manor House Middle Lincombe Road
Torquay Devon TQ1 2AF

£275,000



Forming part of the Lincombe Manor Retirement Village, the apartment is situated to the first floor and enjoys sea and coastal views

Entrance hall ■ Open plan living area incorporating the kitchen
2 bedrooms ■ Shower room ■ Allocated parking space
Grounds and gardens for the residents enjoyment

FOR SALE LEASEHOLD

With sea and coastal views, the apartment is situated in a Grade II Listed Victorian villa, forming part of the Lincombe Manor Retirement Village, offering a unique concept of living allowing for a completely independent lifestyle or providing a level of service tailored to individual needs. The Manor House has accommodation arranged over three floors, with exceptional original features, the ground floor encompassing the amenities for dining, relaxation or entertainment.

The apartment is situated to the first floor, accessed by lift or by way of the original gracious staircase and enjoys views over the grounds and across Tor Bay to Berry Head, Brixham and the surrounding coastline.

The accommodation is fitted to a high standard with granite work surfaces and Bosch appliances, the bathrooms having sanitary ware by Villeroy and Bosch. The kitchen is open plan to the sitting/dining room with windows capturing the sea views, the accommodation continues with two bedrooms, the principal bedroom having fitted wardrobes, continuing with a shower room.

The retirement village is situated in Middle Lincombe Road, perfectly located for Wellswood with its range of amenities including shops, restaurants, Post Office and the Parish Church of St Matthias. Meadfoot Beach is close by and gives access to the South West Coastal path.

Torquay offers a pleasant environment for seaside living, with excellent opportunities for sporting and leisure pursuits, shopping and dining. Communication links include a rail link to the inter-city network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Front door into **ENTRANCE HALL** Small cupboard. Coved ceiling.

VIEWING BY APPOINTMENT ONLY

KITCHEN Sash style window in wooden frame taking in the views towards the open sea of the English Channel. Granite work tops on three sides, complementing coloured high gloss finish units beneath and over. Integrated fridge/freezer. Built-in Bosch oven, Bosch induction hob, Bosch cooker hood over. Under mounted stainless steel sink, grooved drainer, integrated dishwasher, built-in washer/dryer. Cupboard housing the electric boiler.

DINING/SITTING ROOM Bay window in wooden frame taking in the views over the gardens towards Thatcher Rock and the open sea of the English Channel. Television point. Deep skirting boards and high coved ceiling. Two radiators.

BEDROOM (1) Sash style window in wooden frames overlooking the grounds and across to Berry Head, Brixham and the surrounding coastline.

Three double built-in wardrobes, hanging rails and shelves. Television point. Deep skirting boards and high coved ceiling. Radiator.

BEDROOM (2)/STUDY Sash style window in wooden frame taking in the views towards Thatcher Rock and the open sea of the English Channel. Fireplace with wooden surround. Radiator. Deep skirting boards with high coved ceiling.

SHOWER ROOM Fully tiled walls. Walk-in shower cubicle, plumbed shower with rain head shower, hand shower, wall mounted wash basin, WC with concealed cistern. Cosmetics cupboard with mirrored door, illumination over. Electric heater.

OUTSIDE Allocated parking space. The gardens and grounds are a feature of the development with a profusion of mature trees creating a private ambience.

A large lawn offers space for croquet, with a terrace providing an area of enjoyment of outdoor dining and relaxation.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating.

CURRENT MAINTENANCE/LENGTH OF LEASE £7,400 per annum, ground rent £430 per annum, retaining period of 125 year lease from July 2012. It is a term of the lease that one of the occupants has to be 60 years of age or over.

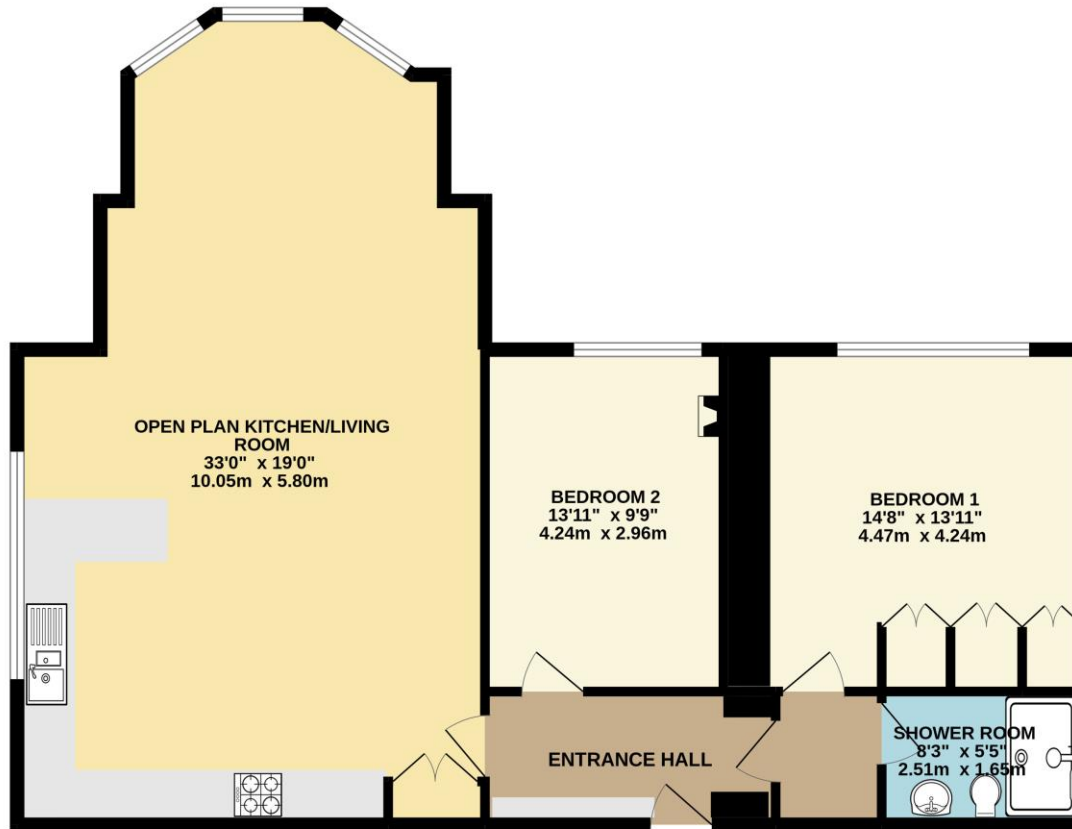
CURRENT PROPERTY TAX BAND D (Payable 2023/2024 £2132.74).

VIEWING By appointment with the Vendors Agents





10 THE MANOR HOUSE
991 sq.ft. (92.1 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA: 991 sq.ft. (92.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022





JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk






www.johncouch.co.uk

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.