



**JOHN COUCH**  
THE ESTATE AGENT

8 Rozel  
Middle Lincombe Road Torquay Devon

**£395,000 Leasehold**

8 Rozel

Middle Lincombe Road Torquay Devon TQ1 2NF

£395,000



The apartment forms part of a Mediterranean styled development with panoramic views of Tor Bay

Entrance hall ■ Living room ■ Balcony ■ Kitchen

Inner hall ■ 3 bedrooms ■ 2 bathrooms

Garage ■ Gardens exclusively for the residents enjoyment

#### FOR SALE LEASEHOLD

With panoramic views of Tor Bay the apartment forms part of a Mediterranean styled development, with expansive windows capturing south facing views of sparkling water and picturesque coastline. Situated in the middle of the development and one of just three penthouse apartments, stairs from the Middle Lincombe Road entrance rise to the top floor. The accommodation includes an open plan living area incorporating a lounge opening to the balcony, dining room and kitchen continuing with a separate hallway leading to the three bedrooms and two separate bathrooms. Attractive gardens, principally to the south side of the building, are for the residents enjoyment, with a single garage in a separate block providing secure parking.

Situated in Middle Lincombe Road, Rozel is ideally situated for Wellswood with its village style ambience, specialist shops and restaurants.

The location is also well placed for access to Torquay harbourside and for the town with its opportunities for shopping and entertainment. Meadfoot Beach, coastal walks and woodland paths are also to be found in the near neighbourhood.

Front door into ENTRANCE HALL Window to the Middle Lincombe Road entrance. Coved ceiling. Large window and door to terrace taking in south facing views across Tor Bay over the surrounding area looking towards Berry Head. Night store heater.

LIVING ROOM Expansive windows to the front take in views across Tor Bay to Berry Head, Brixham and the surrounding picturesque coastline, window to the Middle Lincombe Road entrance.

Coved ceiling, inset lights, two wall light points, picture light. Two night store heaters. Walk-through to:

KITCHEN Windows to the entrance and to the side. Work tops, units beneath and over. Inset one and a half bowl double drainer sink, plumbing for dishwasher and washing machine. Built-in hob and deep fat fryer, built-in oven. Inset ceiling spotlights. Small breakfast table. Tiled floor.

INNER HALLWAY Double cupboard with shelves, fuse box. Night store heater.

BATHROOM Window, obscure glass. Fully tiled walls. Panelled bath, pedestal wash basin, mirror with light over, bidet, shaver socket. WC. Wall light point. Dimplex downdraught heater.

VIEWING BY APPOINTMENT ONLY





**BATHROOM** Fully tiled walls. Panelled bath, WC, bidet, pedestal wash basin, mirrors to one wall. Wall light point, inset spotlights.

**BEDROOM (1)** Large window with views over the surrounding area looking across Tor Bay to Berry Head, Brixham and the coastline returning to Paignton. Built-in double wardrobe, hanging rail. Coved ceiling. Night store heater.

**BEDROOM (2)** Large window with views over the surrounding area looking across Tor Bay to Berry Head, Brixham and the coastline returning to Paignton. Built-in single wardrobe, hanging rail. Coved ceiling, two wall light points. Night store heater.

**BEDROOM (3)** Windows to the side and the Middle Lincombe Road entrance. Built-in double wardrobe. Coved ceiling, eyeball spotlight. Night store heater.

**OUTSIDE** Gardens, principally to the southerly aspect and to the side, exclusively for the residents enjoyment. **SINGLE GARAGE** (No. 5) in separate block.

**CURRENT MAINTENANCE/LENGTH OF LEASE** £2,779.12 per annum, remaining period of 999 year lease.

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

**FIXTURES AND FITTINGS** Only those mentioned in these particulars are included in the sale. All others, such as fitted carpets, curtains, blinds, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**CURRENT PROPERTY TAX BAND** G (Payable 2011/2012 £2482.57)

**VIEWING** By appointment with the Vendors Agents



TOTAL APPROX. FLOOR AREA 1331 SQ.FT. (123.6 SQ.M.)

Whilst every attempt 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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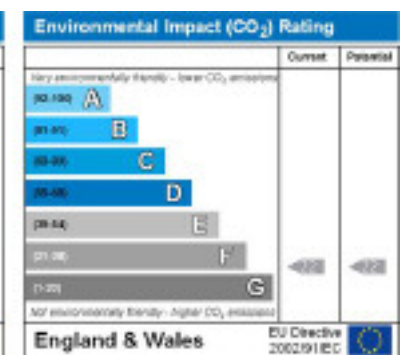
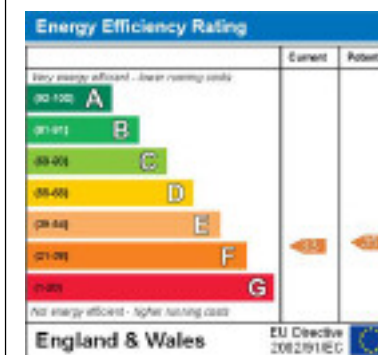






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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied 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 effect your decision to buy, please contact us before viewing the property.