



**JOHN COUCH**
THE ESTATE AGENT

23 Lisburne Place
Lisburne Square Torquay Devon
£200,000 Leasehold

23 Lisburn Place Lisburn Square
Torquay TQ1 2PS

£200,000



A two bedroom, two bathroom purpose-built apartment with gated parking offering a relaxed lifestyle in a well-regarded development close to local facilities and the harbourside

- Two bedrooms ■ En-suite bathroom ■ Dressing area
- Bathroom ■ Kitchen/Breakfast Room
- Sitting/Dining Room ■ Gated parking space

FOR SALE LEASEHOLD

Lisburne Place is a small development of town houses and apartments built approximately twenty years ago. This apartment is perfect for those looking for a low-maintenance home with parking that is close to local facilities, the harbourside and town.

LOCATION

Lisburne Place is located within the Lincombes Conservation area close to the harbour, Marina, beaches and town and with buses available on the doorstep. Local amenities are located in the adjacent Lisburne Square with further facilities at the nearby village style community of Wellswood.

DETAILS

Approached through electric gates that open to a courtyard and parking area, a door opens to communal entrance hall with a staircase rising to the first floor where the apartment is located.

The entrance hall has a telephone entry system and a useful double cloaks cupboard. The bright sitting room is located to the south side of the development and has double-glazed doors opening to a Juliette balcony.

A feature fireplace creates an alternative focal point and there is space for a dining table or desk if required. Adjacent to the sitting room is a kitchen/breakfast room. The room is fully fitted with a good range of wall and base units capped with contrasting countertops and incorporating a range of integrated appliances, with ample space provided for table and chairs.

The principal bedroom enjoys southerly views and has an open archway leading to a dressing area with fitted wardrobes, this in turn leads to a door opening to the en-suite shower room. Bedroom two is also a double room and enjoys views over the inner courtyard area. A family bathroom has a bath with shower over and completes the accommodation.

AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, sandy beaches and historic pier, all enhanced by the Marina and a good range of shops, galleries, cafes, bars and restaurants dotted along the waterfront.

In addition to a variety of water sports, fishing, golf, tennis, bowling, rugby, football and cricket are all available close by.

COMMUNICATIONS

Excellent communication links include local bus services a train station and the South Devon Highway which 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.

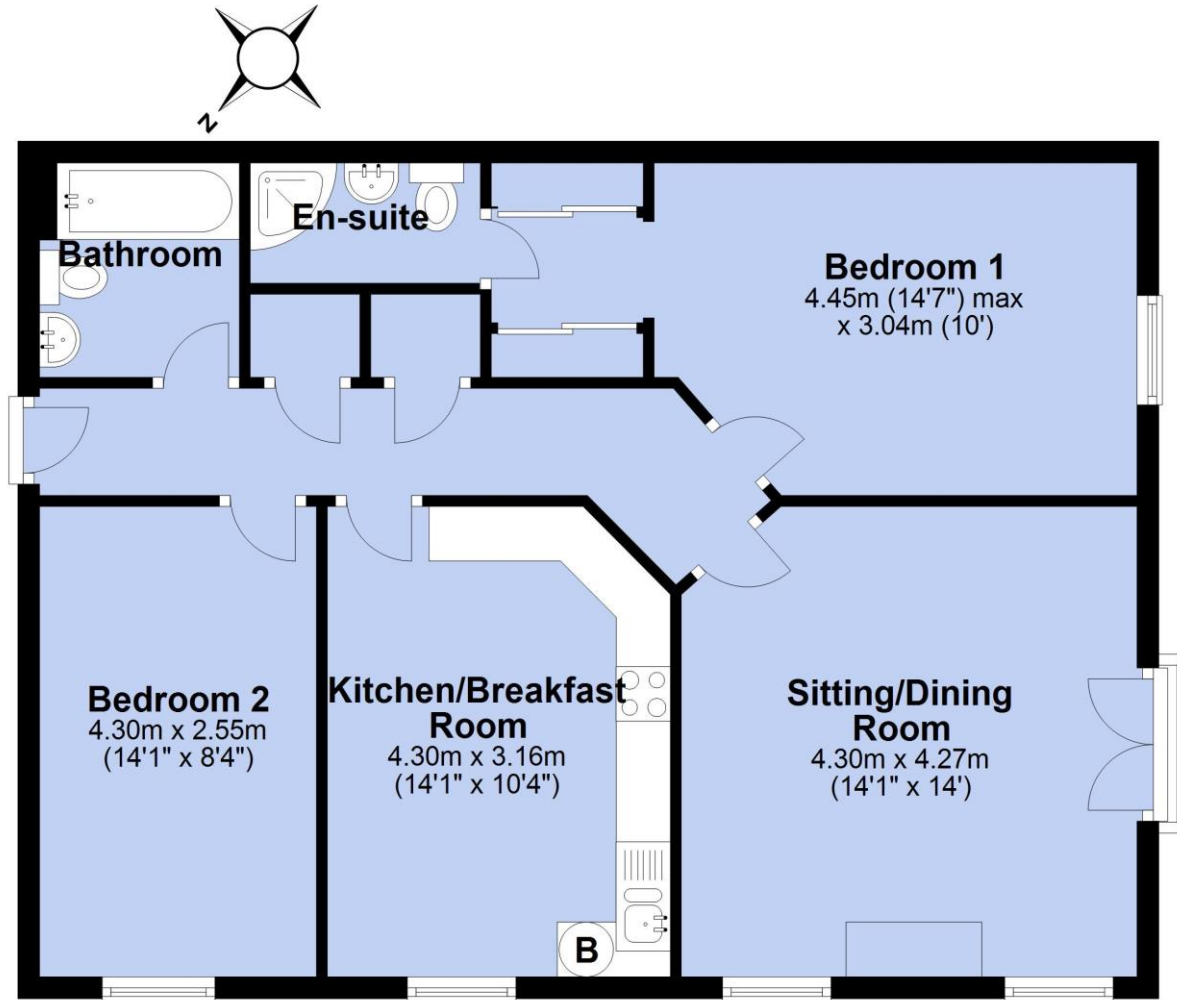
CURRENT PROPERTY TAX BAND C (£1895.78 Payable 2023/2024)

SERVICE CHARGE/LENGTH OF LEASE Remaining period of 199 years from October 2001. Service Charge £1284.00 per annum plus an estate fee of £212.72 per annum. Holiday and short term letting and well behaved pets are allowed with the consent of the Management Company.

VIEWING BY APPOINTMENT ONLY







Total area: approx. 75.2 sq. metres (809.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	7.5	7.7
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.



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



Zoopla rightmove



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.