



7 Rozel Middle Lincombe Road  
Torquay Devon

**£335,000 Leasehold**





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With stunning southerly views across Tor Bay to Berry Head, this beautifully appointed two bedroom duplex apartment is designed for a relaxed coastal lifestyle with a large terrace, mature communal gardens and parking

- Duplex apartment with superb views into Tor Bay
- Large south facing terrace ■ Views from all rooms ■ Parking
- Two double bedrooms ■ En-suite and family bathroom
- Living room ■ Kitchen ■ Dining room/Bedroom 3

#### FOR SALE LEASEHOLD

Rozel is an award winning development of just twenty six low-rise apartments built during the mid-1960's to provide easy to manage homes in a desirable residential location with dazzling sea views. These unique apartments and the views they offer are still very much sought after and this duplex apartment is a prime example of the laid back coastal lifestyle on offer.

Apartment seven is of reverse level design with the bedrooms and bathrooms at entrance level and the living space and sun terrace below. This imaginative layout ensures that the stunning views across the bay and surrounding area can be enjoyed from all the rooms.

Presented in soft neutral tones that create a lovely calm ambiance this stylish home is perfect for those seeking a low-maintenance lifestyle.

#### LOCATION

This desirable property is set within the Lincombes Conservation Area which is sought-after for its stunning southerly views across Tor Bay and its easy access to the beach at Meadfoot, which is nestled below an array of spectacular cliffs and provides a peaceful spot for relaxation and easy access to the South West Coastal Path. The beach café is open all year and has a lovely waterside terrace capturing the sea views.

At the nearby village style community of Wellswood there are excellent local amenities with a Parish Church, school (subject to any catchment area rules), pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes. A local bus runs in the vicinity and Rozel is within easy reach of the harbour, marina and all that Torquay has to offer.

#### INTERIOR

From the welcoming entrance hall stairs descend to the lower floor where the living room has stunning views through the large picture window and through the double glass doors which also give direct access to the terrace. This room is large enough for comfortable furniture for relaxing and could also accommodate a dining table and chairs if desired.

The dining room has a large window with a glass door opening to the terrace and enjoys extensive bay views with excellent space for a large dining table. This flexible room would also work well as a home office or additional bedroom.

The hall has two large storage cupboards and is open to the kitchen area which has a range of good quality wall and base units and a full complement of integrated appliances including a Bosch washing machine. The window provides views across the terrace looking across Tor Bay to the hillside beyond.

**VIEWING BY APPOINTMENT ONLY**



Taking the stairs to entrance level the hallway has three large storage cupboards and the principal bedroom can be found to the right side. This very spacious room has a large window from where the far-reaching bay views can be enjoyed, a wall of built-in wardrobes and an en-suite shower room with window. Bedroom two is also a good sized double room where once again you are drawn to the large window and the enticing views. Completing the entrance level accommodation is a family bathroom with a shower over the bath and a window providing ventilation and sea views.

### **OUTSIDE**

The large terrace is a delightful and sheltered spot from which to enjoy the expansive sea views and sunshine.

There is space for container gardening, sun loungers and a table and chairs for al-fresco dining. The terrace has a water tap and outside power. There is also an on-site secure storage unit.

Rozel sits in mature communal gardens and there is parking for residents available on site with unrestricted parking on Middle Lincombe Road.

### **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves.

From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

### **COMMUNICATIONS**

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway 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 D** (Payable 2024/2025 £2232.85)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £2973.40 per annum which includes water, buildings insurance, maintenance of communal areas and window cleaning. 999 year lease from 25/12/1962, lease expiry date 25/12/2961, 938 years remaining. Residents own a share in the head leasehold management company.

**GENERAL GUIDANCE** Shorthold tenancy agreements and small well-behaved pets are allowed with permission, but holiday letting is not permissible. (Subject to confirmation by the Management Company)

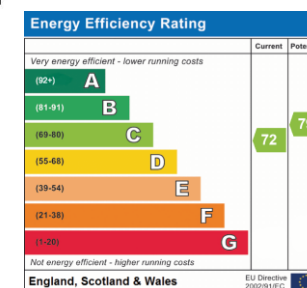
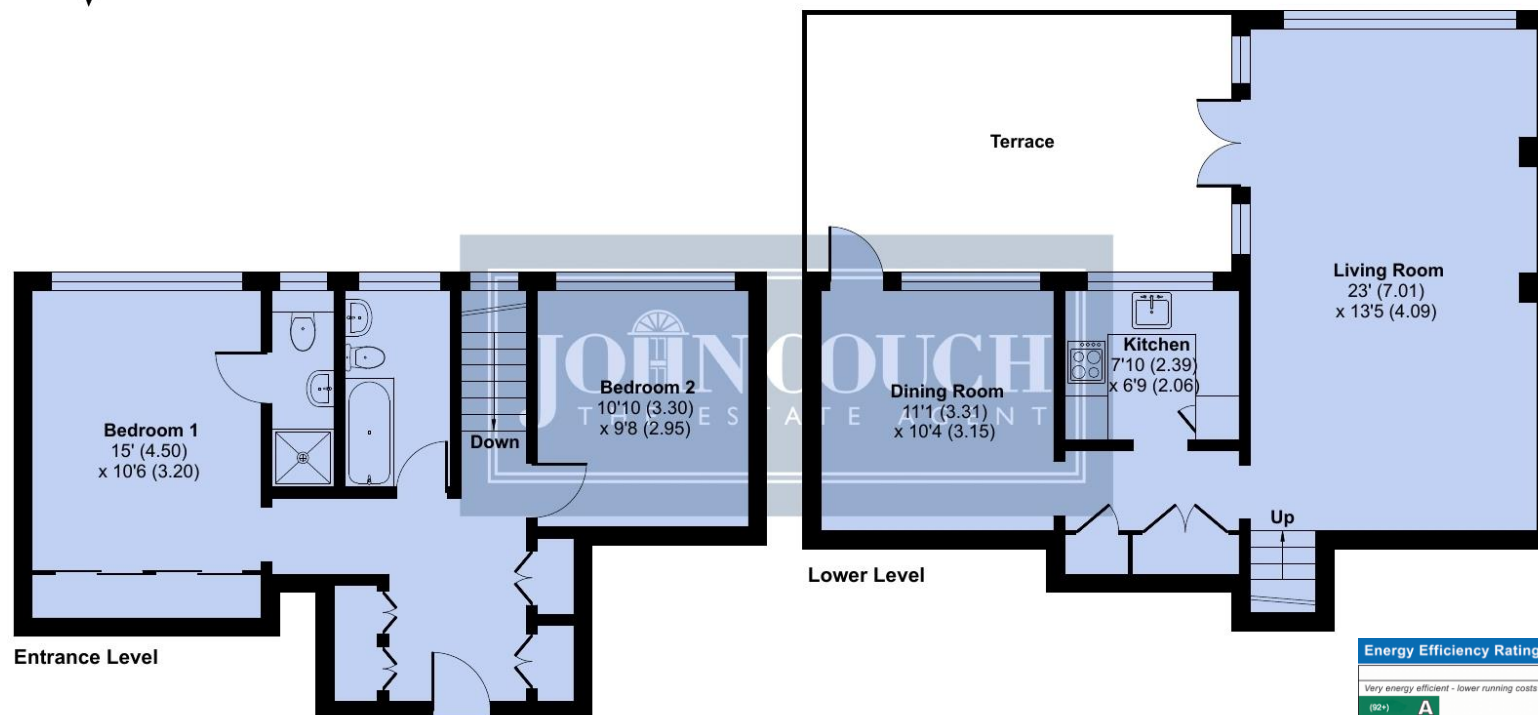






**Q1**

Approximate Area = 1042 sq ft / 96.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nldhecom 2024. Produced for John Couch The Estate Agent. REF: 1164638

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.





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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 affect your decision to buy, please contact us before viewing the property.