



JOHN COUCH
THE ESTATE AGENT

Apartment 12 Woodhaye Gardens
Old Torwood Road Torquay Devon

£180,000 Leasehold



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£180,000 Leasehold



A second floor apartment set within in a smart purpose built development, close to local amenities and the harbourside, with two bedrooms, south-facing balcony, garage, visitor parking and communal gardens

- Warberries conservation area close to Wellswood
- Purpose built development ■ Lift ■ South facing balcony
- Two bedrooms ■ Living/dining room ■ Shower room
- Cloakroom/WC ■ Garage ■ Communal gardens ■ Visitor parking

FOR SALE LEASEHOLD

Built on the site of one of Torquay's Victorian villas, Woodhay Gardens was developed in the late 1980s to provide apartments in a location that is convenient for local amenities and all that Torquay has to offer. The apartment has well laid out accommodation with two bedrooms, an open plan living/dining room, separate kitchen, private balcony, garage and additional parking for visitors.

LOCATION

Woodhay Gardens is located within the Warberries Conservation Area which is sought-after for its preserved Victorian architecture and proximity to the village style community of Wellswood where the superb facilities include convenience stores, pharmacy, post office, pub, restaurants, salons, boutique shops, school and Church.

From Wellswood village, Ilsham Valley leads to the popular beach at Meadfoot where there is a café with waterside terrace and easy access to the South West Coastal path.

On the nearby Babbacombe Road there are busses that bring the harbourside and town within easy reach.

INTERIOR

The front door opens to the hallway where there is an airing cupboard and separate cloaks cupboard. To the left side the living room sits to the south aspect and naturally divides to provide separate seating and dining areas with a view across the balcony to the communal garden.

A natural space for a dining table and chairs is adjacent to the kitchen with space for comfortable furniture positioned to enjoy the garden views.

The kitchen is fully fitted with a smart range of high-gloss wall and base units incorporating an integrated oven and induction hob. A large window to the side aspect provides natural light and ventilation with views across the balcony to the gardens.

There are two double bedrooms both on the south side of the building and both with built-in wardrobes.

Completing the accommodation is a contemporary bathroom that has been fitted with a double walk-in shower and a separate cloakroom/WC.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The development sits within well-established communal grounds where there is a level lawn edged with mature shrubs and seating for the resident's enjoyment.

At the rear is a garage and to the front of the building there are parking bays for visitors. The apartment has a south facing balcony that is perfectly placed to capture any available sunshine.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina.

The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Torbay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual Seafood Festival.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay.

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, Plymouth and the M5 motorway with the international airport at Exeter being 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
(Payable Torbay Council 2025/26 £2079/86)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £2704.00 per annum. 199 year lease from 01/01/1987 lease expiry date 01/01/2186, 160 years remaining. Owners own a share of the freehold.

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



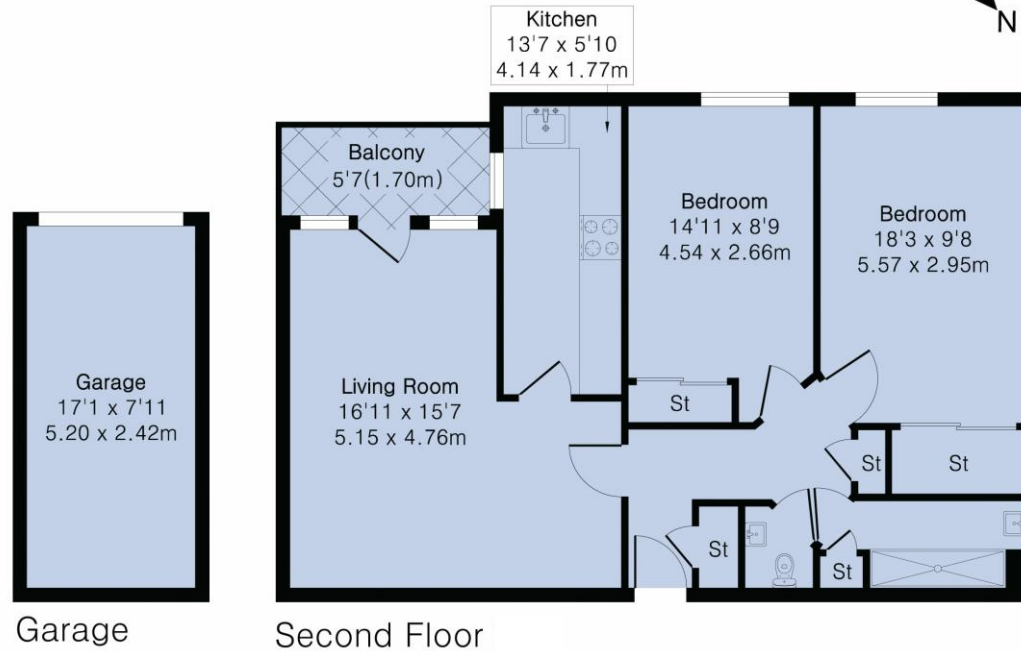




Approximate Gross Internal Area 864 sq ft - 81 sq m

Second Floor Area 729 sq ft – 68 sq m

Garage Area 135 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.