



JOHN COUCH
THE ESTATE AGENT

15 Lyncourt Middle Lincombe Road
Torquay Devon

£375,000 Leasehold



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Torquay Devon TQ1 2NE

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Set within an elegant Victorian villa this spacious three bedroom garden level apartment has allocated parking and a spacious private terrace from where stunning sea views can be enjoyed

- Residential conservation area ■ Stunning bay views
- Open-plan zoned living areas ■ Principal bedroom with en-suite shower room
- Two further bedrooms ■ Family bathroom
- Private south-facing sun terrace ■ Parking ■ Communal gardens

FOR SALE LEASEHOLD

Lyncourt is one of Torquay's signature villas that was converted and tastefully extended approximately eighteen years ago to provide well-appointed homes that provide gracious seaside living evoking the grandeur of the Victorian era with modern day essentials providing an easy to manage home for a relaxed lifestyle.

LOCATION

Lyncourt occupies an enviable location in the Lincombes Conservation Area which is sought-after for its stunning southerly views across Tor Bay and its leafy roads where there are many listed villas.

This location enjoys easy access to the beach at Meadfoot, which is nestled below an array of spectacular cliffs and where the beach café is open all year and has a lovely waterside terrace.

At the nearby village style community of Wellswood there are excellent local amenities with a Parish Church, pub, shops, salons, convenience stores, delicatessen, French patisserie, post office, pharmacy, restaurants and cafes. A local bus runs in the vicinity of the development, which is within easy reach of the harbour, marina and all that Torquay has to offer.

INSIDE

Access is at the rear of the Villa where a door opens to a communal staircase with stairs descending to the garden level.

From the spacious hallway double doors open to the sitting room which is a large room providing a comfortable space for relaxation with double doors that open to the terrace and frame tantalising views into the bay.

The living space flows into the kitchen/breakfast room where there are lovely bay views through the glazed doors to the terrace.

The kitchen has been well fitted with a range of quality wall and base units that incorporate a good range of integrated appliances and are capped with black granite countertops.

To the rear of the plan are three well-proportioned bedrooms, all with windows overlooking a passageway to the rear of the building.

The principal bedroom has an en-suite shower room and there is a cloaks cupboard in the hallway with a well fitted family bathroom completing the accommodation.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The apartment has a large flagstone terrace that is partially covered and has a wrought iron balustrade with steps that descends onto communal gardens which provides outside space for all the residents to enjoy.

This private terrace is south facing and provides space for sun loungers and for al-fresco dining. The views across the gardens to the bay beyond are stunning and stretch from the open sea around the bay to the lighthouse at Brixham.

Lyncourt is accessed via a block paved driveway where there is an allocated parking space for this apartment and separate parking spaces provided for visitors. Unrestricted parking is also available on the road.

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. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

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 and in early summer the English Riviera Air Show is not to be missed.

At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

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

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 where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach. The M5 motorway can be joined at Exeter which is also home to an international airport (approximately 26 miles distant) providing a gateway to destinations further afield.

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

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2025/26 £2859.80)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LEASE TERMS

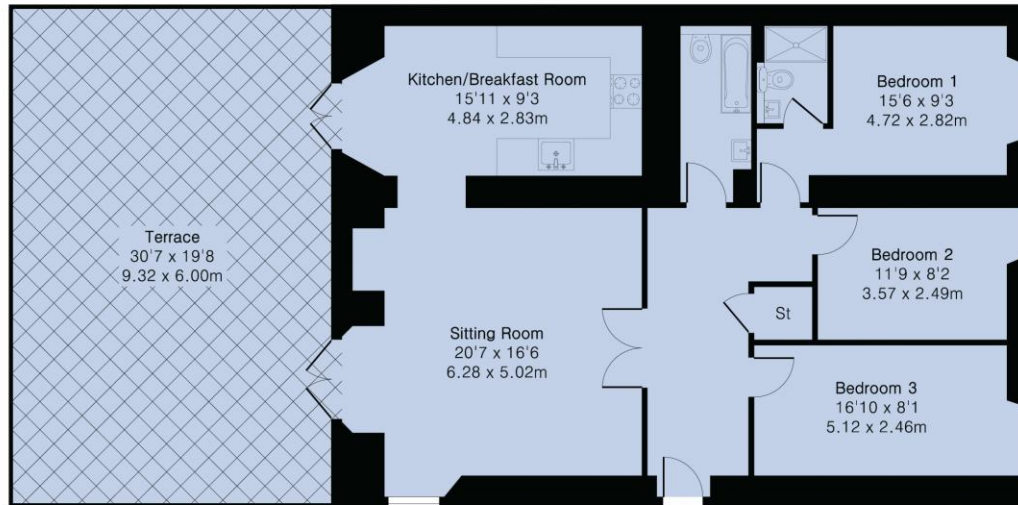
£3270.82 per annum. 999 year lease from 04/07/2008, lease expiry date 04/07/3007, 982 years remaining. Owners own a share of the freehold.

TERMS Short term letting is allowed with the consent of the Management Company. Pets are only permitted with a disability licence. Holiday letting is not permitted.





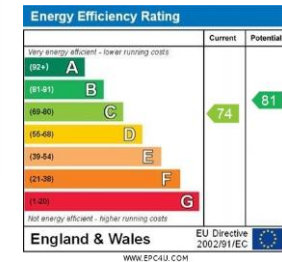
Approximate Gross Internal Area 1232 sq ft - 114 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.