

JOHN COUCH
THE ESTATE AGENT

10 The Manor House
Lincombe Manor Middle Lincombe Road
Torquay Devon
£95,000 Leasehold



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Attractive first-floor apartment set within an impressive Grade II listed Victorian manor house, forming part of an established retirement development and enjoying panoramic views across Tor Bay

Entrance hall ■ Open plan kitchen, living, dining room
2 bedrooms ■ Shower room
Allocated parking ■ Communal grounds
Communal facilities

FOR SALE LEASEHOLD
Occupying an elevated first-floor position within the impressive Grade II listed Victorian Manor House, the principal building within Lincombe Manor, this attractive apartment enjoys far-reaching views across Tor Bay, extending from Thatcher Rock across to Berry Head, Brixham and the surrounding coastline. These views are enjoyed from the sitting/dining room, kitchen and bedrooms, with all of the rooms taking advantage of the coastal outlook.

The Manor House is an impressive period building, retaining much of its original architectural character, with accommodation arranged over three floors and a wealth of exceptional original features. The ground floor provides a range of amenities for dining, relaxation and entertainment. The apartment is accessed either by lift or via the original gracious staircase, and its own interior reflects the heritage of the building, with well-proportioned rooms and a pleasing sense of space.

The principal living accommodation is arranged as an open-plan sitting and dining room, incorporating a well-appointed kitchen, fitted with granite work surfaces and Bosch appliances.

The kitchen has its own side-facing window looking towards Thatcher Rock and the open sea, whilst the main living space enjoys particularly far-reaching views across Tor Bay. There are two bedrooms, with fitted wardrobes to the principal bedroom, and a bathroom appointed with Villeroy & Boch sanitary ware.

An allocated parking space is included, whilst the gardens and grounds are a feature of the development, incorporating an extensive lawn, large terrace and a profusion of mature trees and shrubs, creating an attractive and peaceful setting.

LOCATION
Lincombe Manor occupies a particularly attractive position above Meadfoot Beach, with the amenities of Wellswood close at hand. Wellswood has an established community feel, with a selection of independent shops, cafés and restaurants, whilst the beach and adjoining coastal walks provide a natural amenity close by.

Torquay remains a popular choice for retirement, offering an appealing combination of coastal living and everyday convenience.

The harbourside, marina, seafront and beaches are complemented by a good range of shops, restaurants, theatres and leisure facilities.

CONNECTIVITY
Torquay railway station provides direct services towards London Paddington, linking with the inter city network at Newton Abbot offering services to Bristol, the Midlands and the North. The South Devon Highway provides access to the A380 and onwards to Exeter and the M5, with Exeter International Airport also within reach.

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

CURRENT MAINTENANCE/LENGTH OF LEASE
£10667 per annum. 999 year lease from 12/2/2012, lease expiry date 13/02/3011, 984 years remaining. Terms of the lease are that one of the occupants has to be 60 years of age or over. **CURRENT PROPERTY TAX BAND** D (Payable 2026/2027 £2456.99) **MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

VIEWING BY APPOINTMENT ONLY














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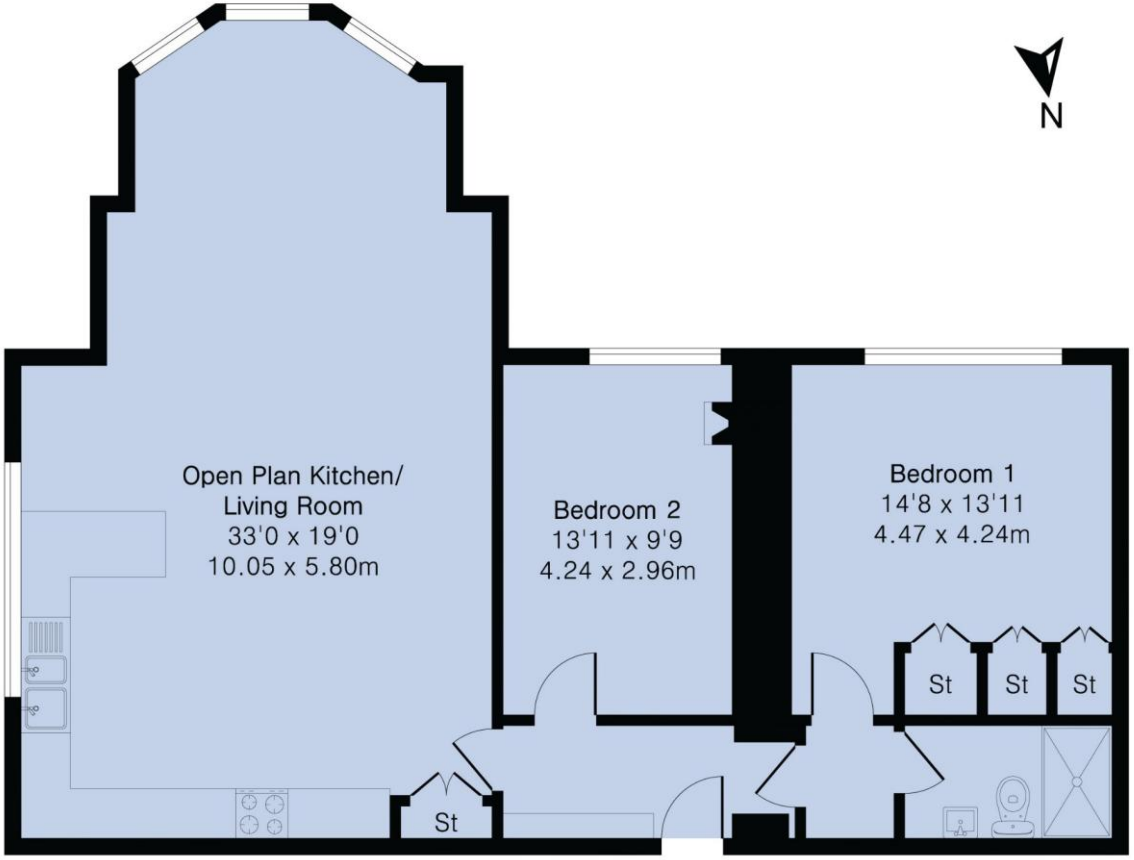


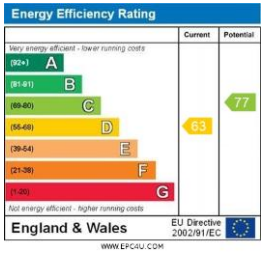

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Approximate Gross Internal Area 991 sq ft - 92 sq m





PINKPLAN

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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.