



**JOHN COUCH**  
THE ESTATE AGENT

16 Corbyn Apartments  
Torbay Road Torquay Devon  
**£365,000 Leasehold**



# 16 Corbyn Apartments Torbay Road Torquay TQ2 6FA

£365,000



## A spacious three bedroom duplex apartment with views towards the bay at Corbyn Head with allocated parking, suitable for full-time living or holiday letting

- Open-plan Kitchen/sitting/dining room ■ Cloakroom
- Two double bedrooms ■ 2 En-suite bathrooms
- Bedroom 3 / Sitting Room ■ En-suite shower room
- South facing ■ View into Tor Bay ■ Allocated parking

### FOR SALE LEASEHOLD

Apartment 16 Corbyn Suites is situated to the second and third floors of this well regarded landmark development. This spacious duplex apartment provides well considered accommodation over two levels and is perfect for those seeking a relaxed seaside lifestyle.

**LOCATION** Set on the level sea-front promenade the apartment is just a short walk to local beaches, cafes, restaurants, the harbour and marina. There are excellent public transport links and Torquay railway station is also within walking distance. The apartments are well placed for easy access to the town centres of both Torquay and Paignton with local amenities available at nearby Preston. Close by is the 450-acre village of Cockington Country Park with its thatched cottages, pub, tea rooms and extensive network of paths and cycleways.

**INTERIOR** From the smart communal lobby a lift or stairs take you to the second floor where the front door opens to an inviting entrance hall where there are some useful storage cupboards. At this level there are two double bedrooms, both have well fitted en-suite bathrooms and built-in wardrobes. Bedroom one enjoys south-easterly views towards Corbyn Head, whilst bedroom two has westerly views over the surrounding area.

From the hallway stairs rise to the second floor (3<sup>rd</sup> floor of the building), where a door opens to bedroom three/second sitting room, which has an en-suite shower room and double glass doors that open to an exterior walkway that gives views over the surrounding area.

Returning to the hallway a door opens to the expansive open-plan kitchen, dining and living room. This generous room is naturally zoned with the contemporary kitchen partially concealed into a recess at one end. The kitchen space has been very well fitted with high-gloss contemporary units with Neff integrated appliances and contrasting Corian type worktops that wrap around to provide delineation with the living area whilst also providing a good breakfast bar for casual dining.

The remainder of the living space is a large area that can be easily defined between dining and seating zones, while the eye is drawn to the windows where there are southerly views across the bay towards the Marina.

VIEWING BY APPOINTMENT ONLY

**OUTSIDE** There is an allocated parking space to the front of the building, with further parking for visitors. The walkway at third floor level, which is accessed from bedroom three, provides potential for outdoor seating (this space is communal).

### **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 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, electricity and drainage are connected, subject to the necessary authorities and regulations. Electric heating.

**CURRENT PROPERTY TAX BAND E** (Payable 2023/2024 £2606.68).

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Ofcom Data)

**BROADBAND** Standard and Ultrafast available - Openreach (Ofcom Data)

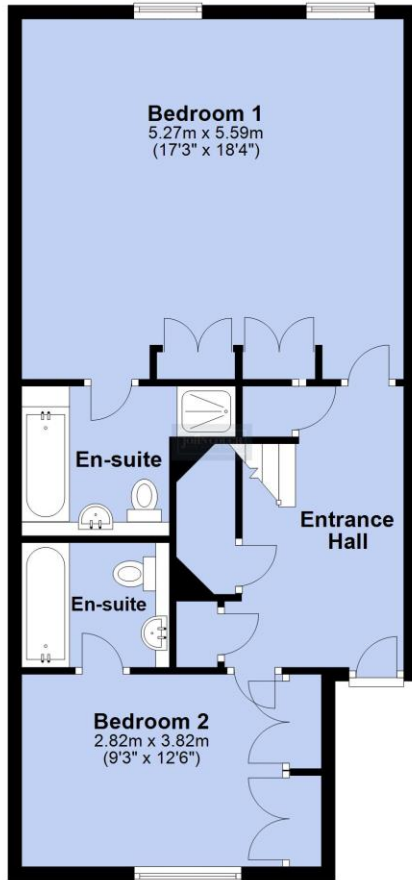
**CURRENT MAINTENANCE/LENGTH OF LEASE** £1588.00 service charge per annum and £250 ground rent per annum. Remaining period of 125 year lease from 1<sup>st</sup> January 2015.





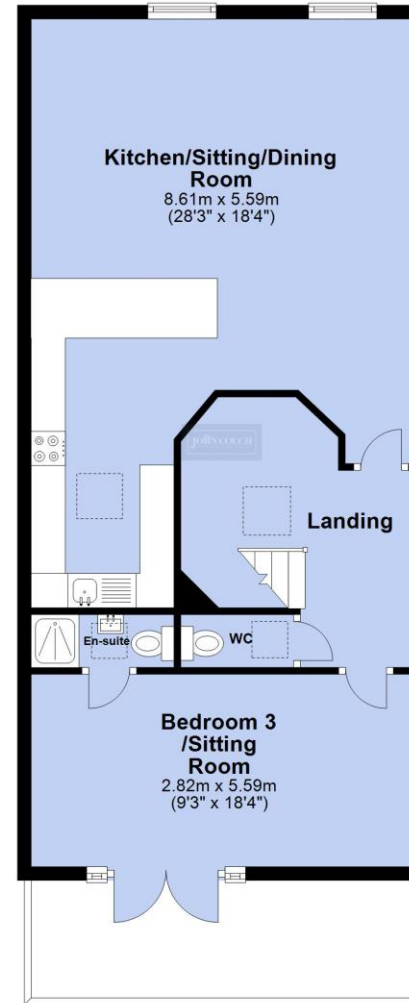
### Second Floor

Approx. 65.8 sq. metres (708.1 sq. feet)



### Third Floor

Approx. 69.3 sq. metres (745.9 sq. feet)



Total area: approx. 135.1 sq. metres (1453.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79
55-68	<b>D</b>	55	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
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.



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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.