



**JOHN COUCH**  
THE ESTATE AGENT

3 Marine Mount  
Ilsham Marine Drive Torquay Devon  
Offers over £500,000 Leasehold





# 3 Marine Mount Ilsham Marine Drive Torquay Devon TQ1 2HT Offers over £500,000



A spacious and well presented first floor apartment, forming part of a small exclusive development, with views looking directly to Thatcher Rock and across Tor Bay

Entrance hall ■ Living room ■ Balcony ■ Kitchen  
3 bedrooms ■ En-suite bathroom ■ Bathroom  
Garage ■ Mature landscaped gardens

## FOR SALE LEASEHOLD

With views looking directly to Thatcher Rock, the apartment forms part of a small exclusive development, capturing views looking across Tor Bay towards Brixham, Berry Head and the open sea and distant horizon of the English Channel. Marine Mount comprises of just six apartments, arranged over two floors, with garaging to the ground level and accommodation to the first and second floors, accessed by lift or stairs. Sitting behind high walling and well kept hedging are landscaped gardens to both the front and rear of the building.

The apartment is situated on the first floor, reached by lift or stairs, and offers nicely presented and spacious accommodation including a kitchen, living room, 3 bedrooms and two well appointed bathrooms, one en-suite to the principal bedroom. Bedroom three opens to a level terrace, forming part of the grounds, a balcony, accessed from both the living room and bedroom, captures the sea air and sea views.

Excellent tandem garaging provides secure parking.

Ilsham Marine Drive follows the contour of the hillside from Meadfoot Beach towards Wellswood, a road with some of the most exclusive residential properties of the town. It is known for its spectacular coastal scenery with Tor Bay to the south and west and Lyme Bay to the east. Sought after for its village style ambience, Wellswood is a delightful community with shops and restaurants, Torquay harbourside and the lively waterfront a couple of miles distant.

In addition to life beside the sea, Torquay has a diverse range of shops and restaurants, excellent schooling, hospital care and opportunities for sporting and leisure activities. Communication links include a direct rail service to London Paddington joining with the inter-city rail network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Front door into **ENTRANCE HALL** Wall mounted entry telephone. Three cupboards, one housing the trip switch fuse box, one with hanging rail and shelf and one housing the fully insulated Tempest hot water cylinder. Dado rail, decorative coved ceiling. Night store heater.

**LIVING ROOM** Double glazed windows and doors opening to the balcony taking in the panoramic views looking to Thatcher Rock across Tor Bay to the open sea of the English Channel, Berry Head and Brixham. Wall mounted flame effect electric fire. Decorative coved ceiling, one wall light point and two ceiling light points. Two night store heaters.

**BALCONY** with inset glass and stainless steel balustrading, ceramic tiled floor.

VIEWING BY APPOINTMENT ONLY

**KITCHEN** Double glazed window to the rear. Granite effect work tops on three sides, dark cream coloured units beneath and over, tiled surrounds. Inset single drainer stainless steel sink, mixer tap, plumbing for washing machine, plumbing for dishwasher. Four ring ceramic hob, extractor hood over, built-in split level double oven. Integrated fridge and freezer. Small electric heater at floor level. Laminate flooring. Spotlight track.

**BEDROOM (1)** Double glazed window taking the views of Thatcher Rock and Tor Bay, door to balcony. Four double and one single wardrobes. Decorative coved ceiling. Night store heater.

**EN-SUITE BATHROOM** Fully tiled walls. Panelled bath, handles, mixer tap, electric shower, folding shower screen, vanity unit with wash basin, cupboards beneath, mirror and spotlights over, two cupboards, close coupled WC with polished granite shelf over. Ceramic tiled floor. Extractor fan. Wall mounted ladder style chrome towel rail.

**BEDROOM (2)** Double glazed window to the rear terrace. Fitted wardrobes with mirrored doors. Decorative coved ceiling. Night store heater.

**BEDROOM (3)** Double glazed sliding door, side panel, opening to the rear terrace. Decorative coved ceiling. Night store heater.

**BATHROOM** Double glazed window, obscure glass. Fully tiled walls. Panelled bath, centre mounted mixer tap, vanity unit with washbasin, mixer tap, cupboards beneath, mirror and spotlights over, shower cubicle, two semi circular folding doors, plumbed shower unit, close coupled WC, shaver socket. Ceramic tiled floor. Electric under floor heating. Wall mounted ladder style towel rail/radiator. Extractor fan.

**OUTSIDE** Marine Mount is approached directly from Ilsham Marine Drive across a driveway rising to the front of the building leading to the visitors parking and to the **GARAGE** automated up and over door, designated tandem parking space with power point, door to entrance hall.

Direct access from the rear to the grounds and secluded terrace.

The development sits in mature landscaped grounds with terraces to the rear. The property is approached through double doors opening to an attractive large atrium style entrance hall, with a designated area in a storage cupboard shared between three apartments and lift rising to all floors.

**CURRENT MAINTENANCE/LENGTH OF LEASE** £3186.13 per annum, ground rent £225.00 per annum, remaining period of 199 year lease from 1989. Residents own 17 ½ % share of the freehold.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Night store heating, with under floor heating to the bathroom.

**CURRENT PROPERTY TAX BAND** G (Payable 2019/2020 £3003.07).

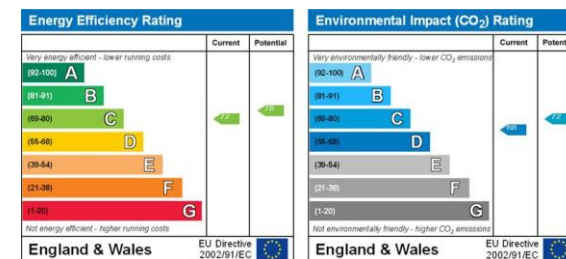
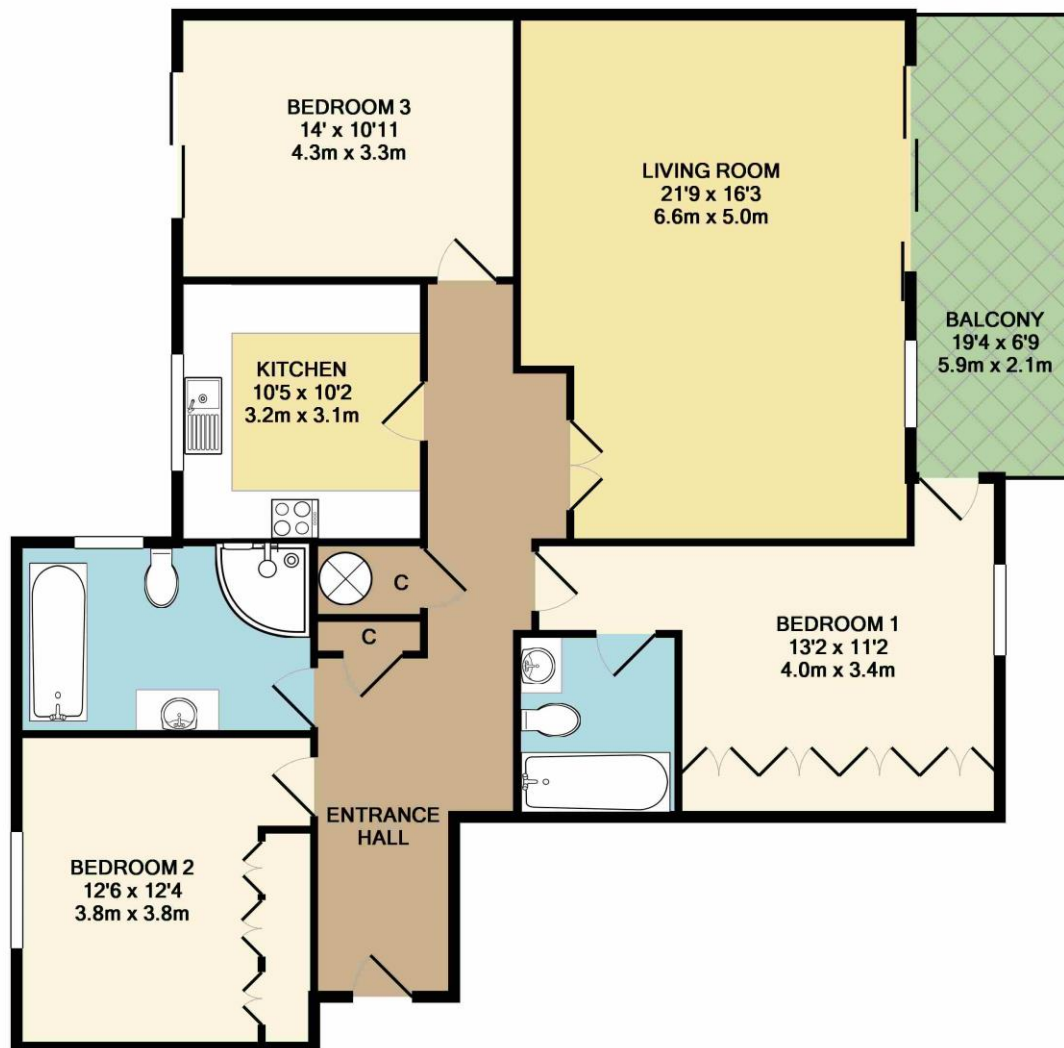
**VIEWING** By appointment with the Vendors Agents











TOTAL APPROX. FLOOR AREA 1286 SQ.FT. (119.5 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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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 effect your decision to buy, please contact us before viewing the property.