



JOHN COUCH
THE ESTATE AGENT

35 Lyncombe Crescent
Higher Lincombe Road Torquay Devon

£349,000 Leasehold



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Torquay Devon TQ1 2HP

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A two bedroom apartment with fabulous views into Tor Bay and beyond, south facing full width balcony, communal gardens with swimming pool and garage

Entrance hall ■ Living room ■ Balcony ■ Kitchen
2 bedrooms ■ En-suite shower room ■ Bathroom
Single garage ■ Landscaped communal gardens including swimming pool

FOR SALE LEASEHOLD

Located in one of Torquay's prime residential areas and positioned to take advantage of the stunning bay views, this apartment provides a comfortable, well planned home for those seeking a low maintenance lifestyle by the sea.

POSITION

Lyncombe Crescent is set on the peak of Lincombe Hill within the Lincombes Conservation Area which is set slightly away from Torquay town and harbour and is prized for the wonderful views and peaceful ambiance. The friendly village style community of Wellswood with its church, school, pub, restaurants and shops is close by as is the popular beach at Meadfoot known for its colourful beach huts and waterside café. There is an excellent local bus service which stops opposite the building.

INTERIOR

From the garage located beneath the building a lift rises directly to the third floor, pedestrian access is via stairs or lift from the front of the building. The front door opens to a spacious hallway. To the left is the living room where the far reaching sea views are immediately apparent and the fireplace provides a separate focal point for the arrangement of comfortable seating. This lovely bright room also has space for a dining table and chairs which could be placed in front of the patio doors to take advantage of the view.

The kitchen is adjacent to the living room and enjoys the same amazing views across the balcony into the bay and surrounding hillsides encompassing the lighthouse at Berry Head returning to Daddyhole Plain. The kitchen is fully fitted with a range of wall and base units with integrated oven and hob. A laundry cupboard to the rear of the kitchen houses the electric boiler and Megaflow hot water tank and provides further storage space.

Returning to the hallway are two double bedrooms both with leafy views over the surrounding area. The principal bedroom has a good range of built-in wardrobes and an en-suite with shower. The second bedroom also has built-in wardrobes with well-fitted family bathroom completing the accommodation.

OUTSIDE

Lyncombe Crescent is set within its own private landscaped gardens where there are areas of communal seating and a pathway winds through the lawns and borders to the secluded swimming pool area. The balcony runs the whole width of the apartment providing space for relaxation or dining al-fresco. The aspect is south making it a very sunny spot and providing far-reaching views around Tor Bay and where after dark the twinkling lights of the bay are enhanced by the beam from the Berry Head lighthouse. The garage with up-and-over door is conveniently situated beneath the building.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international Marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham. The area has many beaches and there are many opportunities to fish, kayak, paddleboard or sail with other sports including golf, tennis, bowls and cricket available close by. **COMMUNICATIONS** The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

CURRENT MAINTENANCE/LENGTH OF LEASE £2,450 per annum, remaining period of 999 year lease from 1974. Residents own a share of the freehold.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Water filled radiators with electric boiler and Megaflow hot water tank. **CURRENT PROPERTY TAX BAND E** (Payable 2024/2025 £2729.04).

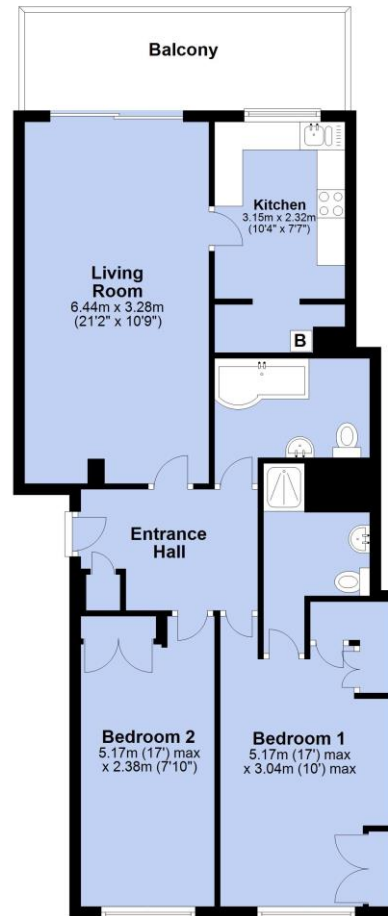
MOBILE PHONE COVERAGE O2, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Estimated Ofcom Data)

VIEWING BY APPOINTMENT ONLY









Total area: approx. 77.1 sq. metres (830.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192-199	A		
175-191	B		
155-174	C		
135-154	D	14	
120-134	E		
105-119	F		
85-104	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.