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THE ESTATE AGENT

30 Lyncombe Crescent  
Higher Lincombe Road Torquay Devon

**£345,000 Leasehold**



# 30 Lyncombe Crescent Higher Lincombe Road Torquay Devon TQ1 2HP

## £345,000 Leasehold



With outstanding south westerly views across Tor Bay to Berry Head, this two bedroom apartment is located to the third floor and has been updated and designed for provide a relaxed seaside lifestyle and comes with a large south facing balcony and a secure double garage

- Purpose built landmark building
- Uninterrupted bay views ■ South facing balcony
- Living/dining room ■ Kitchen ■ Two double bedrooms ■ Two bathrooms
- Double garage ■ Communal gardens with swimming pool

### FOR SALE LEASEHOLD

Lyncombe Crescent was built in 1974 to provide superior purpose-built apartments with stunning sea views. This light filled apartment offers just under 900sq ft of accommodation with the living spaces positioned to capitalise on the uninterrupted sea views and provide access to the balcony. The block is set within mature communal gardens that feature a swimming pool and there is secure parking beneath the building where this apartment has its own double garage.

### LOCATION

Set within the Lincombes Conservation this area is sought-after for its quiet ambiance, period architecture and captivating sea views. This location is set slightly away from the harbourside near to the village style community of Wellswood, which has a Parish Church, French patisserie, delicatessen, pub, restaurants, cafes and shops.

Nearby footpaths wind through Lincombe Woods to Ilsham Valley and the beach at Meadfoot with iconic beach huts and café with waterside terrace. There is an excellent local bus service which stops opposite the building.

### INTERIOR

From the garage located beneath the building there are stairs or a lift that rise directly to the third floor. From the front of the building the smart lobby provides alternative access also via stairs or lift. The apartment has been laid out with the living areas and kitchen positioned to take full advantage of the stunning sea views which stretch from the open sea around the bay taking in the light house at Berry Head in Brixham.

Presented in a smart contemporary style designed for easy living the apartment has undergone a complete re-style with new contemporary kitchen and bathrooms and fresh decoration.

The entrance hall has some useful cupboards and to the right side double doors open to the living space where you are immediately drawn to the patio doors that frame the sea views and open out on to the balcony. This room is naturally zoned to provide space for comfortable furniture for relaxation with plenty of space for a dining table and chairs.

The kitchen has been fitted with an excellent range of contemporary high-gloss units that incorporate a range of integrated appliances. The large window ensures an abundance of natural light and southerly views out into the bay.

Returning to the hallway there are two double bedrooms both of which have large windows and built-in wardrobes, with the principal bedroom also having a smart en-suite shower room. Completing the accommodation is a family bathroom with a shower over the bath.

**VIEWING BY APPOINTMENT ONLY**

## **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 double garage with up-and-over door is conveniently situated beneath the building.

## **RESORT**

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, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Tor Bay 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.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay creates a natural safe haven, attracting visiting cruise liners and 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. 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, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

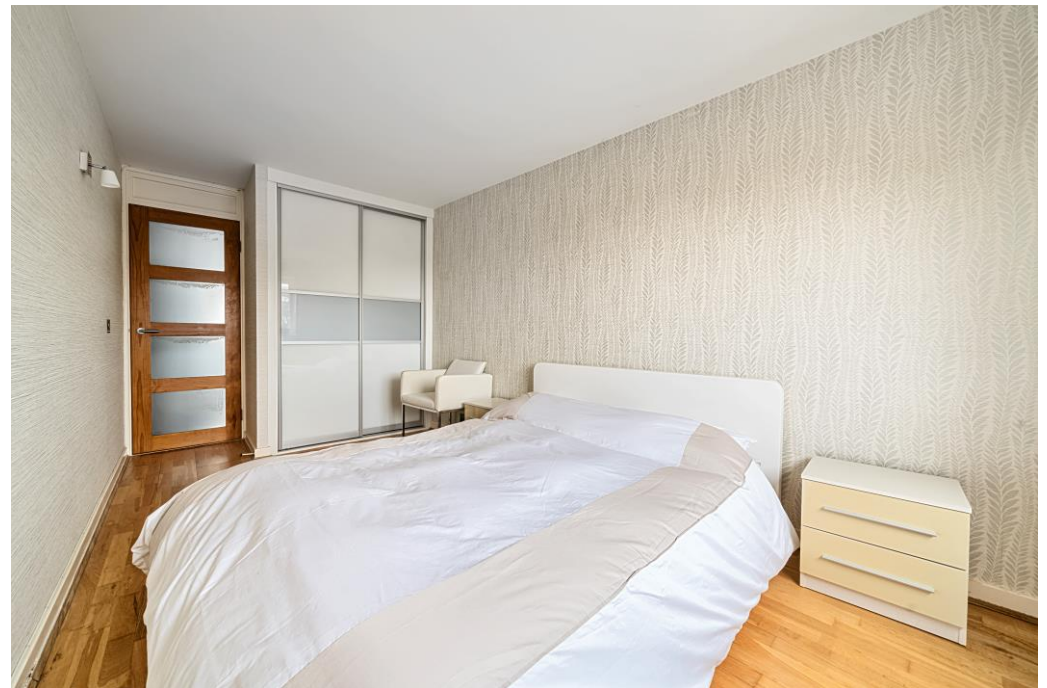
**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2024/2025 £2729.04)

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

**CURRENT MAINTENANCE/LENGTH OF LEASE** £3200 per annum. 1000 year lease from 3/7/1975, lease expiry date 24/6/2974. Owners own a share of the freehold.

**GENERAL GUIDANCE** Assured Shorthold Tenancies of a minimum of six months and the keeping of pets is permitted with the agreement of the management company. Holiday letting is not permitted.

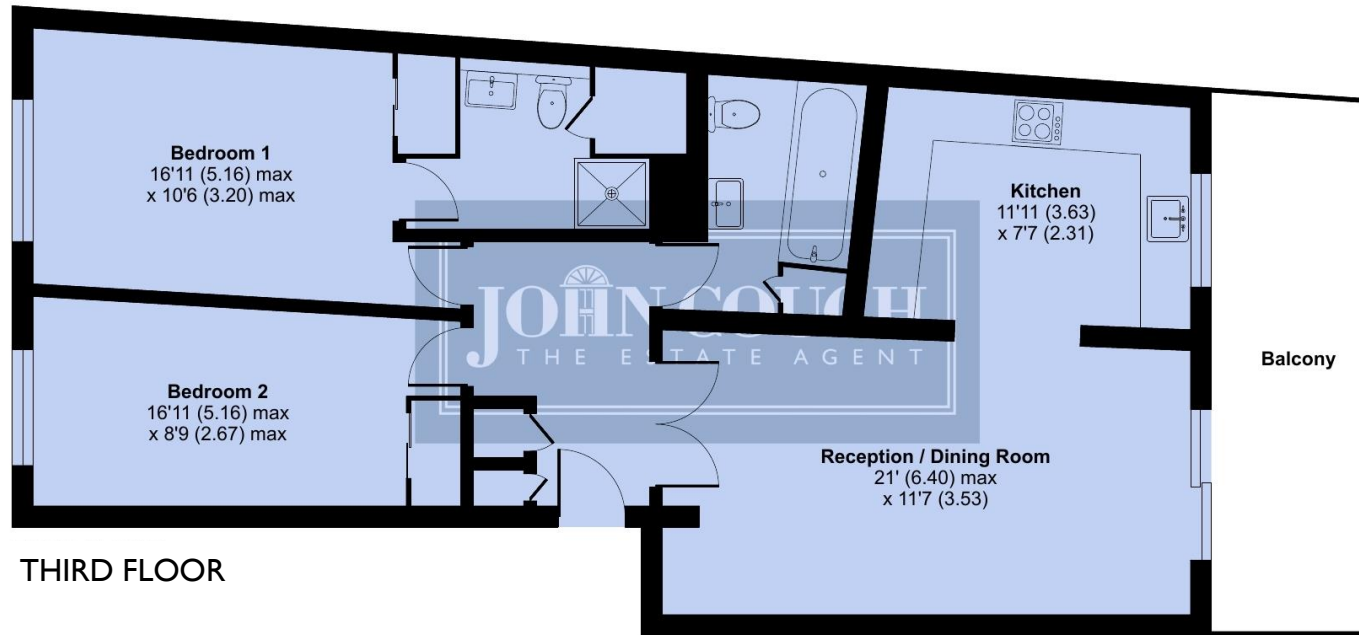






Approximate Area = 892 sq ft / 82.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1208404

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	82
(55-68)	<b>D</b>		
(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.