



12 Lisburne Place
Lisburne Square Torquay Devon
£389,000 Freehold

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£389,000



A superbly presented three bedroom town house with courtyard garden and gated parking, located close to the harbourside, this property is ideal for those seeking a low maintenance seaside home

Entrance hall ■ Sitting room ■ Cloakroom ■ Kitchen
First floor ■ 2 bedrooms ■ Bathroom
Second floor ■ Bedroom (1) ■ En-suite shower room
Undercover parking space ■ Courtyard

FOR SALE FREEHOLD

Built by a reputable local house builder approximately twenty years ago this smart town house offers light well proportioned accommodation that unfolds over three levels and is presented with soft neutral tones offering a continuity of style. The property is in excellent condition and has been freshly decorated and fitted with new carpet making it ready to move into.

LOCATION

Lisburne Place is located within the Lincombes Conservation area, where fine period homes define the architectural style of this sought after residential location. Ideally located close to the harbour, Marina and town with buses on the doorstep. There are local amenities in the adjacent Lisburne Square and further facilities including boutique shops, salons, restaurants, pub, cafes, school and church in the nearby village style community of Wellswood.

INTERIOR

The front door opens to an entrance hall with a further door opening to the bright and spacious living room where an attractive fireplace provides a focal point and a glass panelled door opens to the kitchen. This room has been well fitted with a range of wall and base units fitted with a range of integrated appliances and ample space for a table and chairs.

A door gives access to the rear courtyard garden and there is also a cloakroom situated at this level.

From the entrance hall, stairs rise to the first floor where there are two bedrooms both with fitted wardrobes and drawer units, one with windows to the front and one with a window to the rear. A family bathroom and separate airing cupboard complete the accommodation at this level. From the landing a door opens and stairs rise to the top floor where the principal bedroom suite provides a quiet sanctuary and has fitted wardrobes and an en-suite shower room.

OUTSIDE

Automated gates open to the rear of the development where there is an undercover parking space and access to the south facing paved courtyard garden which provides a sunny spot for outdoor relaxation, a door opens directly into the kitchen making an alternative entrance to the house.

AREA

Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches, and historic pier, enhanced by the international marina and a good range of shops, galleries and cafes.

There are many bars and restaurants dotted along the waterfront, with live theatre, festivals and cinemas adding to the night time scene. Within the bay are many beaches and secluded coves some are peaceful havens, others offer water sports and boat trips. Sporting opportunities abound and there are excellent local walking trails including the South West Coastal Path which runs through the bay.

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.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

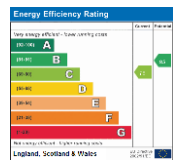
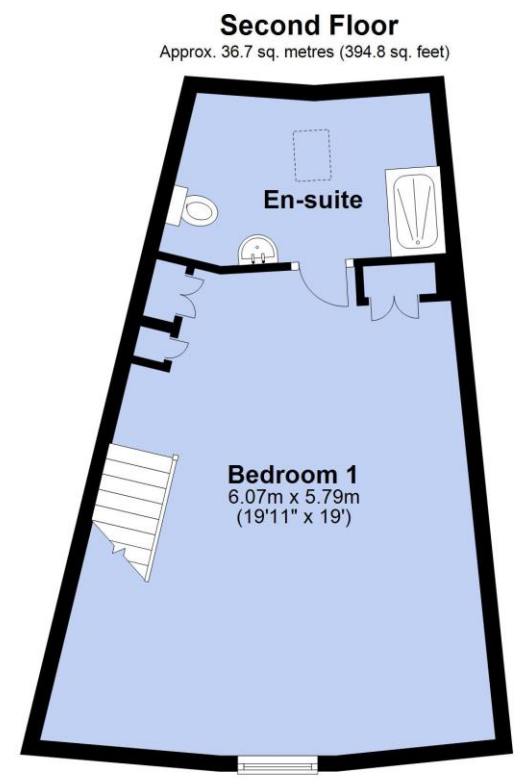
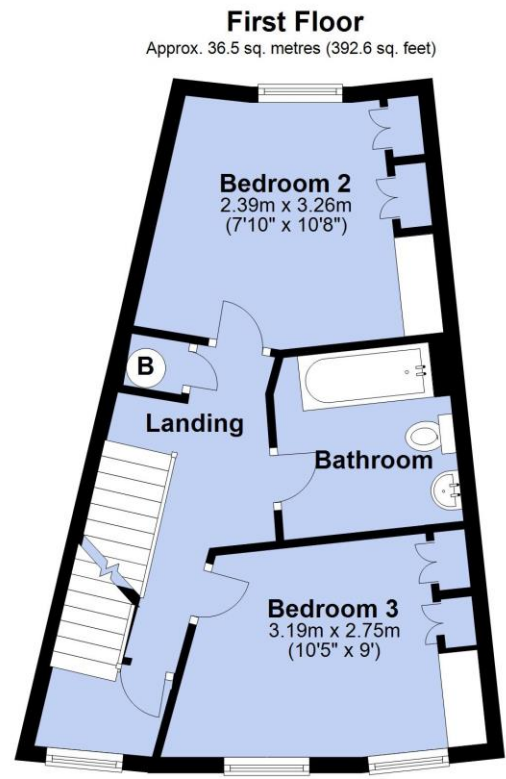
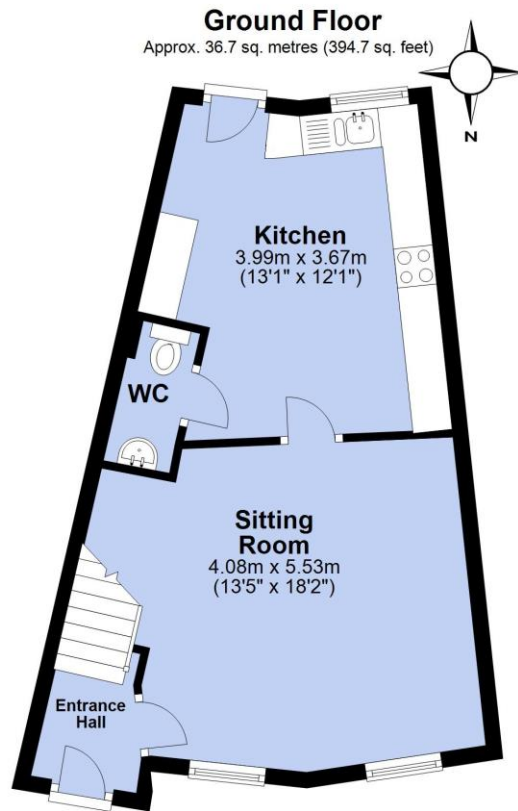
SERVICE CHARGE £178 per annum for the communal areas.

CURRENT PROPERTY TAX BAND D (Payable 2023/2024 £2,132.74).

VIEWING BY APPOINTMENT ONLY







Total area: approx. 109.8 sq. metres (1182.1 sq. feet)

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.