



**JOHN COUCH**
THE ESTATE AGENT

39 Meadwood
St Marks Road Torquay Devon

£300,000 Leasehold



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St Marks Road Torquay Devon TQ1 2EH

£300,000



A comfortably appointed, three bedroom, two bathroom apartment with south facing balcony, garage and views across Lincombe Hill continuing to the sea at Meadfoot

Entrance hall ■ Sitting/dining room ■ Kitchen
3 Bedrooms ■ En-suite bathroom ■ Bathroom
Balcony ■ Single garage

FOR SALE LEASEHOLD

Meadwood is a well-respected development built on the site of a Victorian seaside villa. This spacious first floor apartment offers low-maintenance living and a laid-back lifestyle in a sought-after residential location close to the beach with enticing views across the surrounding area towards the sea.

LOCATION

Located in the Lincombes conservation area, Meadwood is quietly set between the beach at Meadfoot and the limestone plateau of Daddyhole Plain and with easy access to the South West Coastal Path. Excellent local facilities are available at the nearby village style community of Wellwood and there is a local bus available in the vicinity. The nearby Headland Hotel is open to non-residents.

INTERIOR

From the communal entrance, a lift or stairs rises to the first floor where the front door opens to a wide hallway that has a double storage cupboard. To the left side is the spacious sitting room where large picture windows frame the fine views that stretch around the hillside continuing to the sea, the adjacent dining room also enjoys the same views and provides good space for dining or would make a fine home office or revert back to being a bedroom as per the original design. The kitchen is well fitted with a good range of high-gloss units with countertops that wrap around on three sides. There is a full-range of integrated appliances, including a dishwasher and washing machine.

Returning to the hallway there are two good sized double bedrooms and a well fitted family bathroom. Bedroom two has fitted bedroom furniture incorporating two wardrobes and there is direct access through sliding patio doors to the balcony which is south facing. The principal bedroom has fitted wardrobes and a well-fitted en-suite shower room. Completing the accommodation is a family bathroom with a shower over the bath and built-in storage.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

From bedroom two sliding doors open to the balcony which provides a sheltered south facing spot to enjoy all the available sunshine. The mature gardens of Meadwood, which date from the Victorian era, are for the exclusive use of the residents and have areas of lawn and an abundance of fine mature shrubs and trees providing a superb space for relaxation whilst enjoying sea views. From the entrance, steps lead down to the single garage which has an up and over door. Visitor parking is also available.

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 both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

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

CURRENT PROPERTY TAX BAND D (Payable 2023/2024 £2132.74). **MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Ofcom Data) **BROADBAND** Standard and Ultrafast available (Virgin & Openreach) (Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £2100.10 per annum. Remaining period of 199 year lease from 1976. Residents own a share of the freehold.

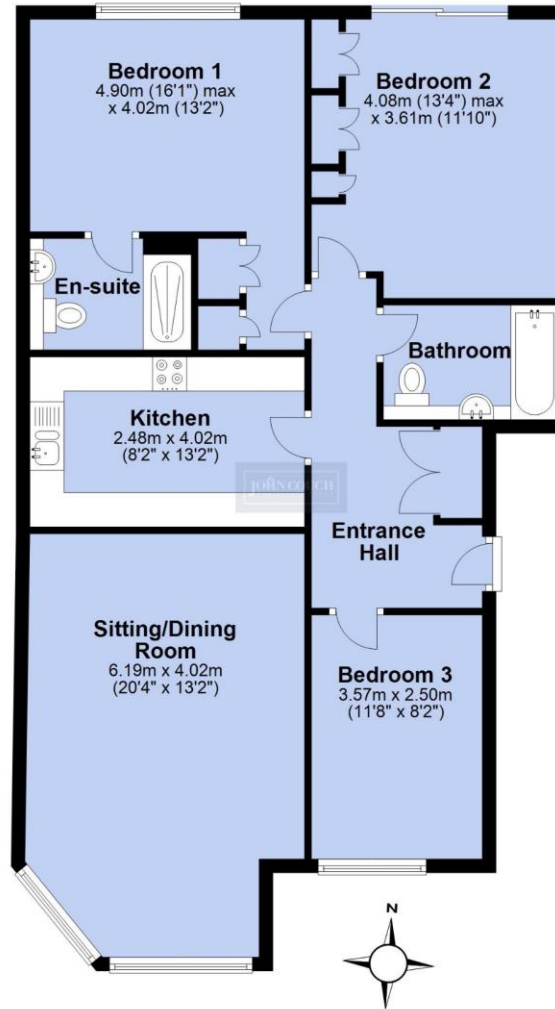
GENERAL GUIDANCE Pets allowed with permission. Short term lets are allowed but holiday letting is not permissible under the terms of the lease. (Subject to confirmation by the Management Company)





First Floor

Approx. 91.9 sq. metres (989.5 sq. feet)



Total area: approx. 91.9 sq. metres (989.5 sq. feet)

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