



46 Lyncombe Crescent
Higher Lincombe Road Torquay Devon

£285,000 Leasehold



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Torquay Devon TQ1 2HP

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With 180 degree views looking across Tor Bay, the apartment forms part of an exclusive development perfect for enjoying a seaside lifestyle

Entrance hall ■ Sitting room ■ Balcony ■ Kitchen

2 bedrooms ■ En-suite shower room ■ Bathroom

Single garage ■ Communal gardens for the residents enjoyment include a swimming pool

FOR SALE LEASEHOLD

Presented in classical style, this charming penthouse apartment forms part of a well respected development and offers a comfortable home for those seeking a relaxed lifestyle. Sitting at the top of this landmark building, on the peak of Lincombe Hill, the development was designed to take advantage of the wonderful coastal views which are truly spectacular.

The apartment has been well maintained and provides a low maintenance home, perfect for those seeking a peaceful haven and a seaside lifestyle within a friendly community.

POSITION

Quietly set within the Lincombes Conservation area, Lyncombe Crescent is on the local hopper bus route and within walking distance of the nearby village style community of Wellswood, with its church, school, pub, restaurants, cafes and boutique shops. Nearby are footpaths that meander through Lincombe Woods through Ilsham Valley to the beach at Meadfoot. Here you will find a waterside beach cafe, parking and the stunning Regency crescent that is home to the Osborne Hotel.

INTERIOR

Access is either via stairs or lift from the main entrance or from the private garage located beneath the building, where a lift rises directly to a communal lobby shared with just one other apartment.

The front door opens to a hallway which has useful storage/cloaks cupboards and where doors open to all the accommodation.

The sitting room is of good dimensions but what immediately strikes you is the view through the patio doors across the terrace into Tor Bay. Adjacent to the sitting room is the kitchen which enjoys the same spectacular bay views. The kitchen is well fitted with white units, space is available for the usual kitchen appliances.

VIEWING BY APPOINTMENT ONLY

The principal bedroom has views over the surrounding area and has good built-in wardrobes and an en-suite shower room with electric shower.

There is a further double bedroom also with views over the neighbourhood and built-in wardrobes. A large bathroom with shower cubicle and bath completes the accommodation.

OUTSIDE

The terrace runs along the south side of the apartment and is large enough to accommodate relaxing furniture for peaceful contemplation and a table and chairs for al-fresco dining. The aspect is south facing allowing maximum sunshine and affording 180 degree coastal views which stretch from the open sea to the lighthouse at Brixham returning to Torquay. After dark the lights of the bay and the strobe from the lighthouse provide a twinkling backdrop.

Lyncombe Crescent is set within well established grounds which flow around the building and are believed to date from those laid out for the Victorian villa that was originally on this site.

The carefully maintained gardens are overflowing with mature shrubs planted to give year round interest. A pathway winds through a flat area of lawn on the south side of the building leading to a sun terrace with a large swimming pool exclusively for the residents use.

SINGLE GARAGE Located beneath the building and with a lift directly to the penthouse level, the single garage has an up and over door and light.

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 heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

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

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.

CURRENT MAINTENANCE/LENGTH OF LEASE £2,231.26 per annum, 950 years from 24/6/1974, lease expiry date 24/6/2974, 949 years remaining.

MOBILE PHONE COVERAGE EE, Three, O2, Vodafone (Estimated Ofcom data)

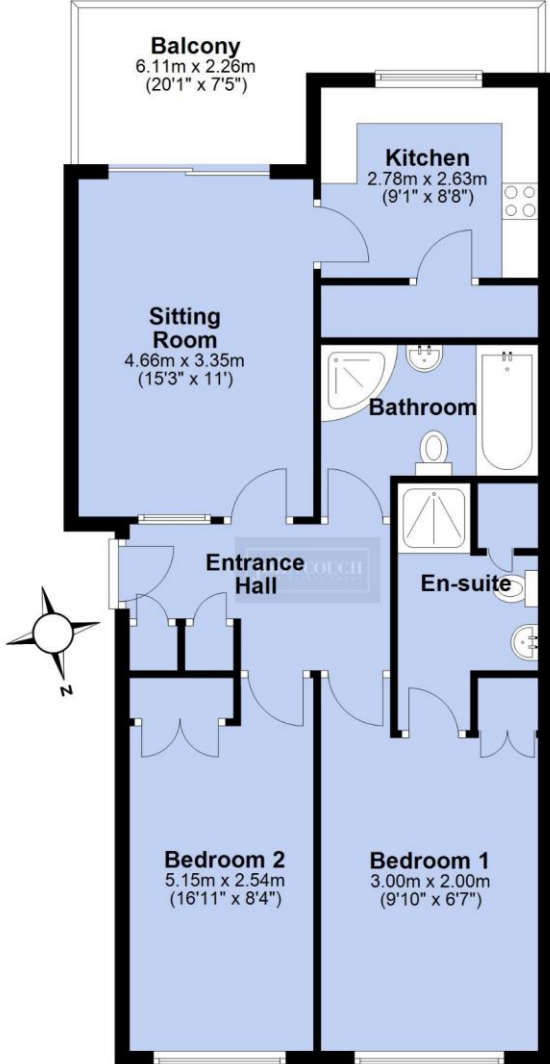
BROADBAND Standard (ADSL) Superfast (Cable) Estimated Ofcom data)

NB Pets are permitted with permission of the Management Company. Holiday letting is not allowed.

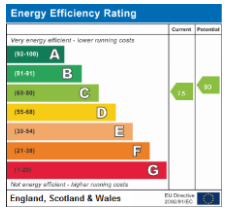
CURRENT PROPERTY TAX BAND D (Payable 2024/2025 £2232.85).







Total area: approx. 75.4 sq. metres (811.9 sq. feet)





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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.