



**JOHN COUCH**
THE ESTATE AGENT

2 Woodfield Court
Lower Woodfield Road Torquay Devon

£415,000 Leasehold



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A spacious and beautifully presented two bedroom entry level apartment with large south west facing terrace, direct views into Tor Bay and secure underground parking, located in a quiet Conservation Area

- Large south-west facing terrace ■ Bay views
- Sitting room ■ Kitchen/dining room
- Principal bedroom with en-suite shower room
- Double bedroom ■ Family bathroom ■ Secure undercover parking

FOR SALE LEASEHOLD

Woodfield Court is a well-respected development built approximately twenty four years ago on the site of a Victorian Villa that originally occupied the plot.

This tastefully presented two-bedroom apartment has a fabulous south-west facing private terrace, stunning views around the harbour and provides a stylish well-laid out home for those seeking a relaxed lifestyle. There is easy level access from the main entrance or by lift from the parking garage below the building.

LOCATION

Woodfield Court is set within its own grounds in the Lincombes Conservation area which is sought after for its quiet ambiance and proximity to amenities, a local bus service and the harbourside. The beaches at Meadfoot and Anstey's Cove are within easy reach and both have parking and waterside cafes.

Some local shops are available at Lisburne Square with a more extensive range of amenities at the nearby village style community of Wellswood where there is a church, pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes.

INTERIOR

From the smart communal entrance the door to apartment opens to a vestibule where there is a useful double-width cloaks and storage cupboard with sliding mirrored doors and a door that leads into the inner hall.

To the right side of the inner hallway is the sitting room where you are immediately drawn to the large patio doors which not only frame the views across the terrace and into Tor Bay but also provide direct access to the exceptional outside space.

Being south facing and with large windows this space is very well illuminated and the good proportions allow for natural placement of comfortable seating for enjoyment of the views. To the rear of the room there is also space for a desk or the opportunity to create a cosy reading nook.

The kitchen/dining room is well-fitted with a good range of wall and base units incorporating some integrated appliances with worktops that wrap around creating a natural division with a breakfast bar between the kitchen and dining areas.

The dining space is designed for a table and chairs to be placed in front of the large windows where views across the terrace to the harbour area can be enjoyed. Patio doors open to the private terrace making for ready enjoyment of the terrace and making al-fresco dining a leisurely choice on sunny days.

VIEWING BY APPOINTMENT ONLY

Returning to the hallway there is a double storage/airing cupboard and a family bathroom with a shower over the bath. Both bedrooms are good sized doubles and enjoy views over the established gardens that lie on the entrance side of the building. They both have built-in storage cupboards and the principal bedroom also has a well-fitted en-suite shower room.

OUTSIDE

Woodfield Court is set in beautifully maintained well established gardens that are for the exclusive use of the residents. This apartment has its own private flagstone terrace which is enclosed with feature balustrading and enjoys a south and west aspect and lovely views directly into Tor Bay.

Accessed from either the kitchen/dining room or the sitting room, this unexpectedly large space is perfect for sun loungers and table and chairs making it the ideal space to relax and enjoy the fabulous views or to dine al-fresco. (There is an outside tap for easy watering of pots and tubs).

The apartment has a secure allocated parking space within the gated underground parking garage where there is also a private lockable storage unit. Separate spaces have been designated for visitor's parking adjacent to the building.

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 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 2024/2025 £2729.04)

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

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

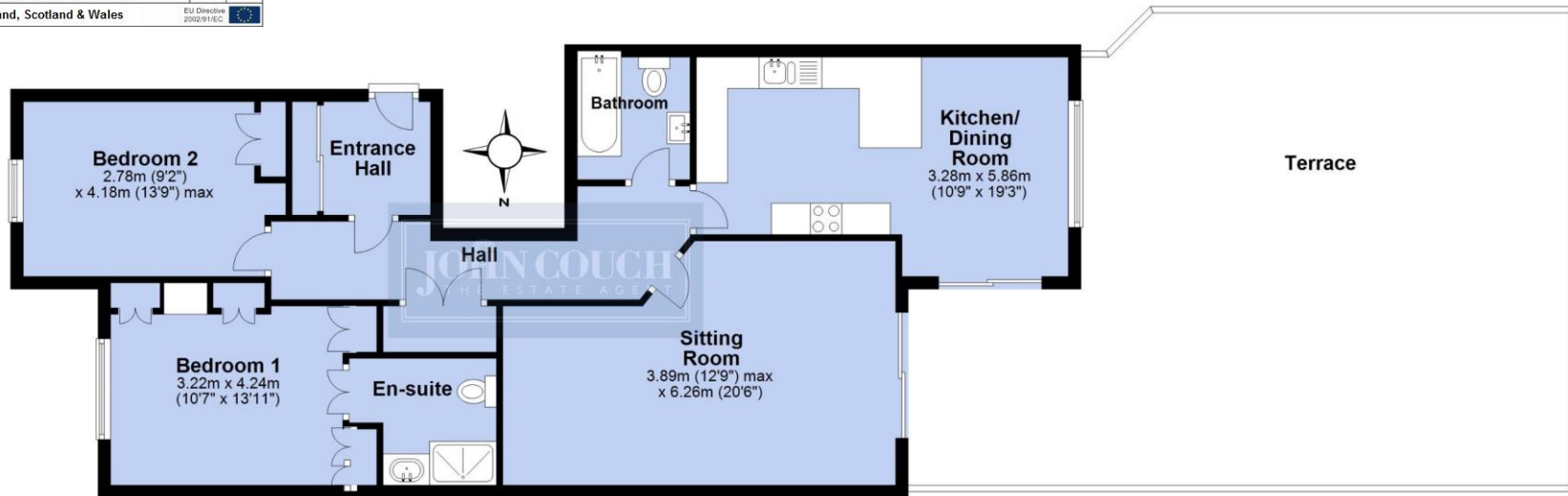
CURRENT MAINTENANCE/LENGTH OF LEASE £2200.00 per annum with the remaining period of a 999 year lease from September 2000, lease expiry date 8/09/2999. Residents own a share of the freehold.

GENERAL GUIDANCE Shorthold tenancy agreements and pets are allowed with the permission of the resident's association, but holiday letting is not permissible. (Subject to confirmation by the Management Company)





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
A	(92-100)		
B	(81-91)		
C	(69-80)	71	77
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 88.2 sq. metres (949.1 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.