



7 Ashleigh Court
Lincombe Drive Torquay Devon

£495,000 Freehold



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Torquay Devon TQ1 2LW

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With panoramic south westerly views across the sea to Berry Head, the property offers a seaside home designed for a relaxed lifestyle with gardens, terrace, balcony, single garage and planning permission for a two storey extension

- Outstanding southerly sea views
- Open plan living space ■ Kitchen ■ Cloakroom/WC
- 2/3 Bedrooms ■ 2 Bathrooms ■ Balcony
- South facing gardens and decked terrace ■ Single garage

FOR SALE FREEHOLD

With panoramic southerly views looking over the outstanding area and out to sea, the property offers an end of terrace home, forming part of a small select development set within a sought after residential area. The accommodation to the ground floor is of open plan design with a large decked terrace, two/three bedrooms and two bathrooms to the first floor where there is also a balcony. The gardens wrap around the side of the house and there is a garage providing secure parking in a close by block. The property has planning permission for a two storey extension with a new side entrance.

LOCATION

Ashleigh Court is set within the Lincombes Conservation Area on Lincombe Drive which is sought-after for its stunning southerly views across Tor Bay and its easy access to the beach at Meadfoot which is nestled below an array of spectacular cliffs and provides a peaceful spot for relaxation.

The beach café is open all year and has a waterside terrace where you can enjoy the views of Thatcher Rock and across the bay to Brixham. At the nearby village style community of Wellswood there are excellent local amenities with a Parish Church, school (subject to any catchment area rules), pub, shops, salons, convenience stores, delicatessen, post office, pharmacy, restaurant and cafes. A local bus runs in the vicinity and the house is within easy reach of the harbour, marina and all that Torquay has to offer.

INTERIOR

Approached over a paved pathway past two adjoining properties, the front door opens to a lobby area where there is a cloakroom/WC tucked away behind the staircase. The ground floor space is essentially open plan but with defined areas for a kitchen, dining and living space.

On entering the house the amazing bay views are immediately apparent and you are drawn to the large windows that frame the views over the garden to the sea beyond.

The kitchen is well fitted with a good range of wall and base units that incorporate some integrated appliances. There is a window to the front aspect and a glass door opens to give access and views over the side terrace and garden.

Adjacent to the kitchen is an ideal space for a dining table and chairs to be set in front of the windows for full enjoyment of the fabulous views.

Within the living area there is plenty of room for comfortable furniture for relaxation and with a glass door opening directly to the decked terrace this makes the outside space really easy to access.

VIEWING BY APPOINTMENT ONLY

Stairs rise to the first floor where the principal bedroom has fitted wardrobes and large windows that frame fabulous far reaching views out to sea and across the bay to the lighthouse at Berry Head in Brixham. A glass paned door opens to the south facing balcony where the views and sunshine can be fully enjoyed.

This bedroom is currently open plan to the ensuite shower room and dressing room. An additional family bathroom and a bedroom which overlooks the front aspect complete the first floor accommodation.

OUTSIDE

The property is approached across a footpath that open to create a terrace area adjacent to the front door. To the side of the house a wrought-iron gates allows access to the garden. From the principal bedroom the balcony provides space to sit and enjoy the panoramic views over the surrounding area taking in the open sea, Berry Head and Brixham.

A large decked terrace has been created to provide a superb outside seating area accessed from the living space where the sunshine and fabulous views can be enjoyed whilst relaxing or dining al-fresco. A gravel path leads around the side of the house and flows to the lower tier of garden where there is an abundance of mature shrubs.

The garage with up and over door is situated at the end of a nearby block and offers secure parking with additional un-restricted parking on Lincombe Drive.

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.

CURRENT MAINTENANCE The properties at Ashleigh Court pay an annual service charge for the upkeep of the communal external areas – currently set at £300 per annum (2024)

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 02, EE and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)







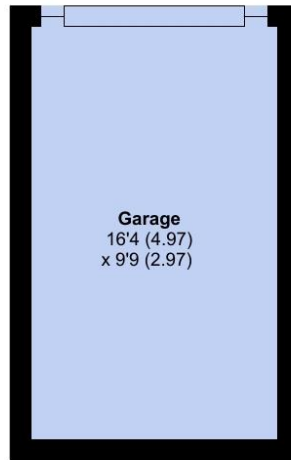
Approximate Area = 1200 sq ft / 111.4 sq m

Garage = 158 sq ft / 14.6 sq m

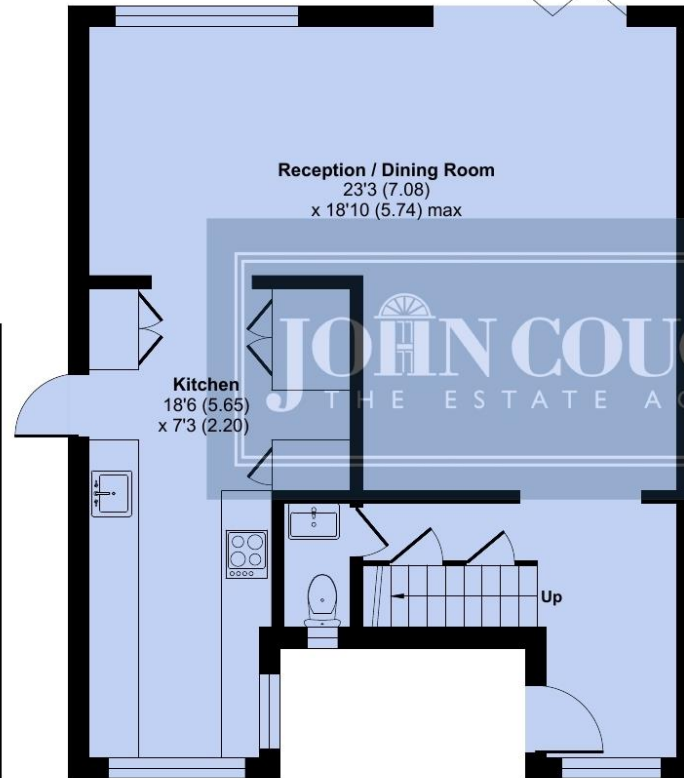
Total = 1358 sq ft / 126 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(29-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		57	80
		EU Directive 2002/91/EC	



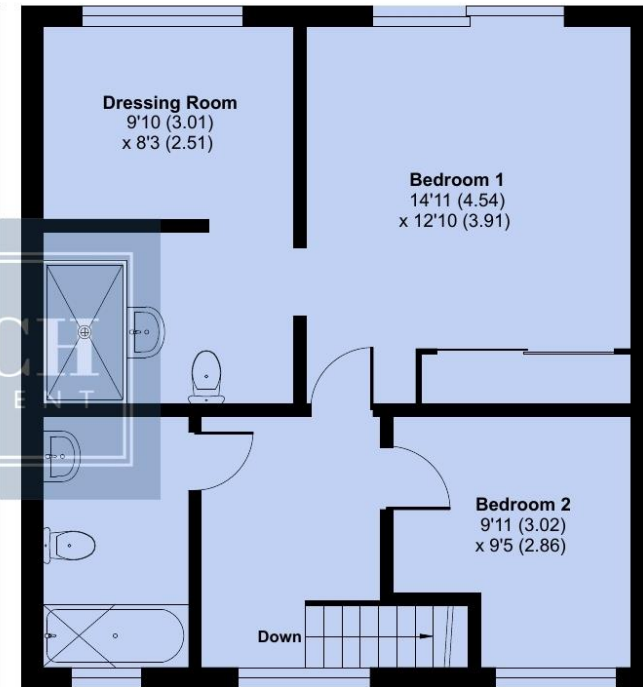
Garage
16'4 (4.97)
x 9'9 (2.97)



GROUND FLOOR

Kitchen
18'6 (5.65)
x 7'3 (2.20)

Reception / Dining Room
23'3 (7.08)
x 18'10 (5.74) max



FIRST FLOOR

Dressing Room
9'10 (3.01)
x 8'3 (2.51)

Bedroom 1
14'11 (4.54)
x 12'10 (3.91)

Bedroom 2
9'11 (3.02)
x 9'5 (2.86)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for John Couch The Estate Agent. REF: 1160721

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.