



JOHN COUCH
THE ESTATE AGENT

6 Corbyn Apartments Torbay Road
Torquay Devon

£295,000 Leasehold



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A purpose built first floor apartment enjoying southerly views into Tor Bay with excellent living accommodation, two bedrooms, two bathrooms and an allocated parking space, suitable for full-time living or holiday letting

- Purpose built first floor apartment with some sea views
- Large reception room ■ Fully fitted kitchen
- Two bedrooms ■ En-suite bathroom ■ Shower room
- Parking space

FOR SALE LEASEHOLD

Apartment 6, Corbyn Suites is situated to the first floor of this well regarded landmark development adjacent to the seafront promenade.

This smart apartment provides well designed accommodation that enjoys a great deal of natural light along with southerly views towards the sea and is perfect for those seeking a relaxed seaside lifestyle.

LOCATION Set on the level sea-front promenade, the apartment is just a short walk to local beaches, cafes, restaurants, the harbourside and marina. Local hotels with sea views, restaurants and bars are close by and there is a bus service available from Torbay Road with Torquay railway station just a short level walk away.

The apartments are well placed for easy access to the town centres of both Torquay and Paignton with local amenities available at nearby Preston. Close by is the 450 acre village of Cockington Country Park with its thatched cottages, pub, tea rooms and extensive network of paths and cycleways.

INTERIOR From the smart communal lobby a lift or stairs take you to the first floor where the apartment is located.

The apartment has a large reception room where two sets of double glass doors open to Juliete balconies and frame the south facing views to the sea front promenade and the beach. The room is large enough to accommodate a dining table and chairs and for comfortable furniture for relaxation.

The kitchen has a window to the side aspect and has been fitted with a good range of wall and base units that incorporate integrated appliances.

There are two double bedrooms, both with fitted wardrobes, one has a window to the side aspect with the principal bedroom having a window to the rear aspect and an en-suite bathroom. Completing the accommodation is a well fitted shower room with WC and basin.

OUTSIDE

To the front of the building is an allocated parking space.

VIEWING BY APPOINTMENT ONLY

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. There are four theatres and two cinemas within the bay where a varied range of entertainment is available throughout the year. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks located close to Torbay Hospital.

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, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric Heating.

CURRENT PROPERTY TAX BAND C (Payable 2024/2025 £1984.75)

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

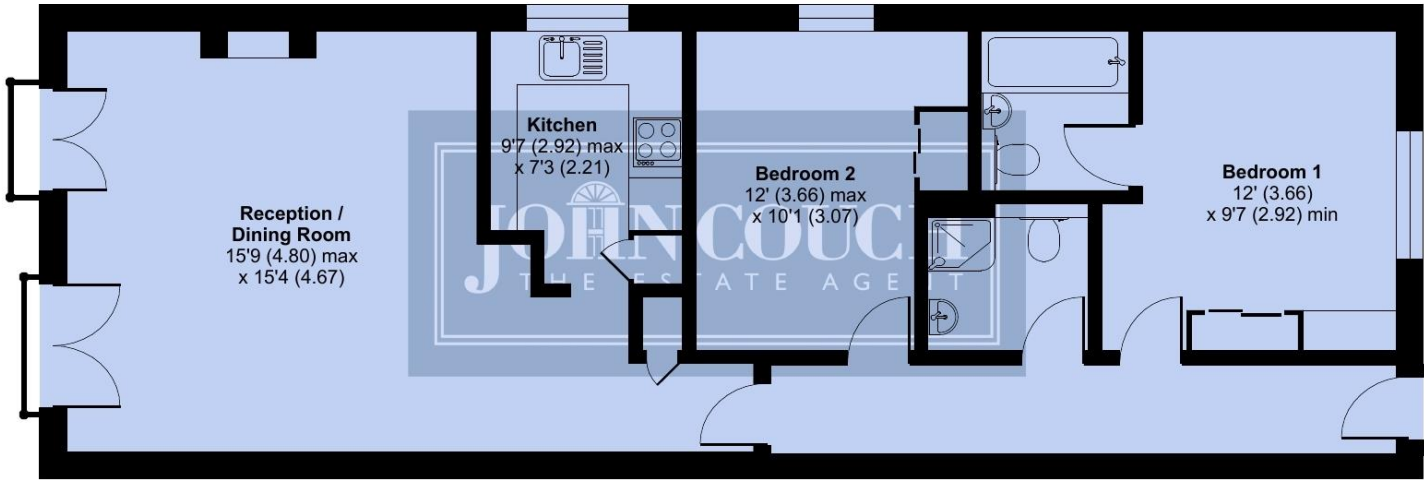
CURRENT MAINTENANCE/LENGTH OF LEASE £1712 per annum. 125 year lease from 1st January 2015, lease expiry date 31/12/2139, 115 years remaining.

GENERAL GUIDANCE Pets are allowed with permission. Shorthold tenancy agreements and holiday letting is permitted. (Subject to confirmation by the Management Company)





Approximate Area = 755 sq ft / 70.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for John Couch The Estate Agent. REF: 1169349

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(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.



JOHN COUCH
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43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

 Zoopla    www.johncouch.co.uk

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.