



**JOHN COUCH**  
THE ESTATE AGENT

56a Knighton Court Lyme View Road  
Torquay Devon

**£235,000 Leasehold**





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Torquay Devon TQ1 3TS

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With panoramic views of Lyme Bay, this purpose built two bedroom apartment has a garage and an enclosed balcony and is perfect for those seeking easy living and a relaxed lifestyle in a convenient location

- Stunning sea views ■ Purpose built apartment
- Living/dining room incorporating enclosed balcony
- Kitchen ■ Two bedrooms ■ Bathroom
- Garage ■ Communal garden with seating

#### **FOR SALE LEASEHOLD**

A smart purpose-built apartment with stunning and far reaching views directly into Lyme Bay, its accommodation having a spacious living room and two bedrooms, perfect for those seeking a low maintenance home and a laid-back lifestyle. A garage beneath the block provides good parking and storage and there are communal gardens for the residents enjoyment.

#### **LOCATION**

Lyme View Road is sought after for its sea views and for its easy access to many excellent local amenities including shops, cafes, pubs, local buses, doctor and dental surgeries area available at either Reddenhill or Babbacombe Road or the village style comminates at St Marychurch and Wellswood.

The nearby Babbacombe Downs has a range of cafes with sea views, pubs, hotels and a small theatre. The beach at Oddicombe is accessible by path or via the historic cliff railway and to the southern end of the Downs the Cary Arms has a waterside terrace perfect for al fresco dining. Torquay Golf Club and opportunities for bowls and tennis are available locally together with a range of water sports.

The harbour, Marina, sea front esplanade and facilities of Torquay town can be found approximately two miles away.

#### **INSIDE**

On entering the living space the fabulous sea views are immediately apparent with the tall windows spanning almost the full width of the room allowing fabulous across Lyme Bay taking in the coastline towards Shaldon and Teignmouth and on a clear day as far as Portland Bill in Dorset with the surrounding coastline at Babbacombe and Walls Hill clearly visible in the foreground.

This room has ample space for comfortable sofas in addition to a dining table and chairs. The enclosed balcony is the perfect place to fully enjoy the sea views with the patio doors framing the view and opening to the stainless steel and glass Juliette balcony.

**VIEWING BY APPOINTMENT ONLY**



The kitchen is fully fitted with a range of wall and base units with an integrated oven and hob and space for fridge freezer and space and plumbing for a washing machine and dishwasher. The large window frames stunning views into the bay and across the coastline.

The two bedrooms have views over a small communal courtyard style garden with the principal bedroom also having a range of built-in wardrobes. Completing the accommodation is a bathroom with a bath with shower over, handbasin set into a vanity unit and WC.

### **THE OUTSIDE**

The apartment has a single garage which is located below the block with stairs rising from a communal hallway to the apartment. Alternative access from Lyme View Road is via steps and a pathway where a door opens to the communal hallway.

To the entrance side of the building are communal gardens that enjoy the late afternoon sunshine and have seating for the use of the residents.

### **RESORT**

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, restaurants and the international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the Agatha Christie Festival and an annual seafood festival.

The bay there offers water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year. Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls and cricket are all close by.

### **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 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 C**

(Payable Torbay Council 2024/2025 £1984.75)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) and Ultrafast (FTTP) (Estimated Ofcom Data)

### **CURRENT MAINTENANCE/LEASE TERMS**

£1000 per annum, plus £20 per annum ground rent. 189 year lease from 25/12/1964, lease expiry date 25/12/2153, 129 years remaining. The owners hold right to manage.

**GENERAL GUIDANCE** The keeping of pets and holiday and short term letting are not permitted at the development (Subject to confirmation by the Management Company).







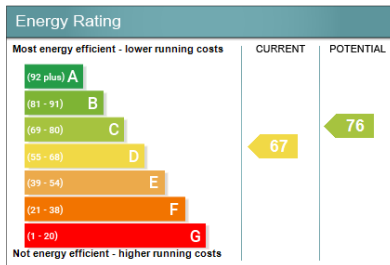
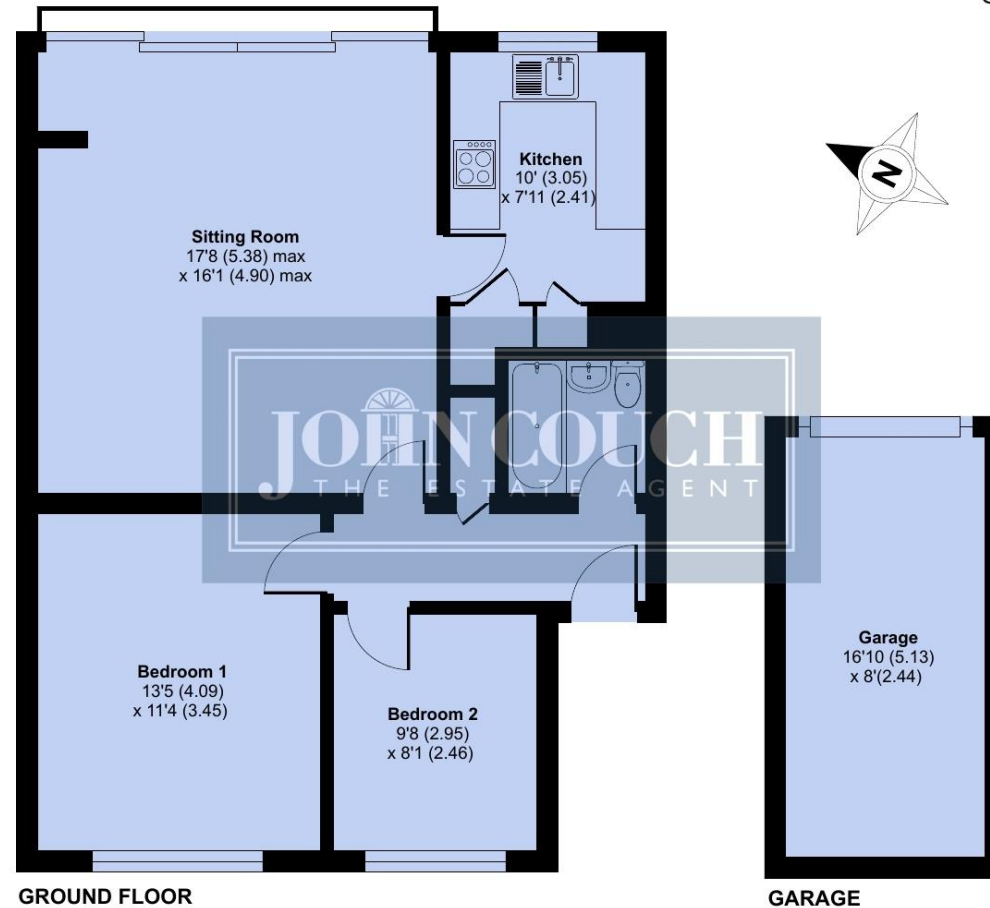
# Lyme View Road, Torquay, TQ1

Approximate Area = 735 sq ft / 68.2 sq m

Garage = 135 sq ft / 12.5 sq m

Total = 870 sq ft / 80.7 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). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1194319

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**  
THE ESTATE AGENT

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



Zoopla rightmove



[www.johncouch.co.uk](http://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.