



**JOHN COUCH**
THE ESTATE AGENT

9 Ashleigh Court
Lincombe Drive Torquay Devon

£425,000 Freehold



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With stunning south westerly views across Tor Bay looking to Berry Head, the property offers a three bedroom marine home, designed for relaxed living, with south/west facing terraces, a balcony and single garage in a separate block

- Far-reaching southerly bay views
- Open-plan living space ■ Kitchen ■ Cloakroom/WC
- Three bedrooms ■ En-suite shower ■ Full family bathroom
- South facing gardens with terraces ■ Single garage

FOR SALE FREEHOLD

Ashleigh Court is a small select development of terraced homes built during the 1970s in a location sought after for its southerly sea views. This light filled home offers approximately 1200 sq. ft of accommodation laid out in a reverse level design with the living spaces located at entry level to capitalise on the stunning sea views.

LOCATION

Ashleigh Court is set within the Lincombes Conservation Area on Lincombe Drive which was conceived as a carriage drive in the Victorian era from where stunning sea views could be enjoyed. This location is much sought-after today for its quiet ambiance, period architecture and captivating sea views.

Close by is popular Meadfoot Beach which is nestled below spectacular cliffs and has a beach café with a waterside terrace that is open all year.

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

The front door opens into the open plan space which has been designed to maximise the flow of natural light and to showcase the stunning views.

The room is naturally zoned with the sitting area having patio doors that frame the views stretching across the surrounding area into Tor Bay looking to the lighthouse at Berry Head in Brixham.

The dining area is conveniently located adjacent to the kitchen which is fitted with a good range of wall and base units incorporating some integrated appliances. To the rear of the kitchen a utility area has been plumbed for laundry appliances and a door leads out to the front aspect.

Returning to the entrance a cloakroom/WC provides space to store outdoor wear and the staircase descends to the bedroom level where there are three bedrooms. A single bedroom has a window to the front aspect whilst the two double bedrooms enjoy lovely southerly views to the sea.

The spacious principal bedroom has doors opening directly onto the sun terrace and there are some useful built-in wardrobes. The second bedroom has a large picture window framing the views with an en-suite shower and basin. Completing the accommodation is fully fitted shower room with WC.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

From Lincombe Drive a road leads into the development and the garages can be found en-bloc at the top of the rise. The garage has an up and over door and a pathway leads down to the property via a slope or steps.

From the living room patio doors open to the south facing balcony which is large enough for deckchairs or al-fresco dining. There are far reaching views over the surrounding area and across the bay to the lighthouse at Berry Head in Brixham. From the principal bedroom doors open to a sheltered terrace with steps descending to lower terraces which are bordered by a profusion of evergreen shrubs and palm trees that provide year round interest.

RESORT / AREA

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, new hotels, 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 an annual Seafood Festival and at Christmas the famous Bay of Lights extravaganza lights up the promenade with a delightful illuminated walking trail.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay attracts visiting cruise liners and is 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.

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 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)

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2024/2025 £2729.04)

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

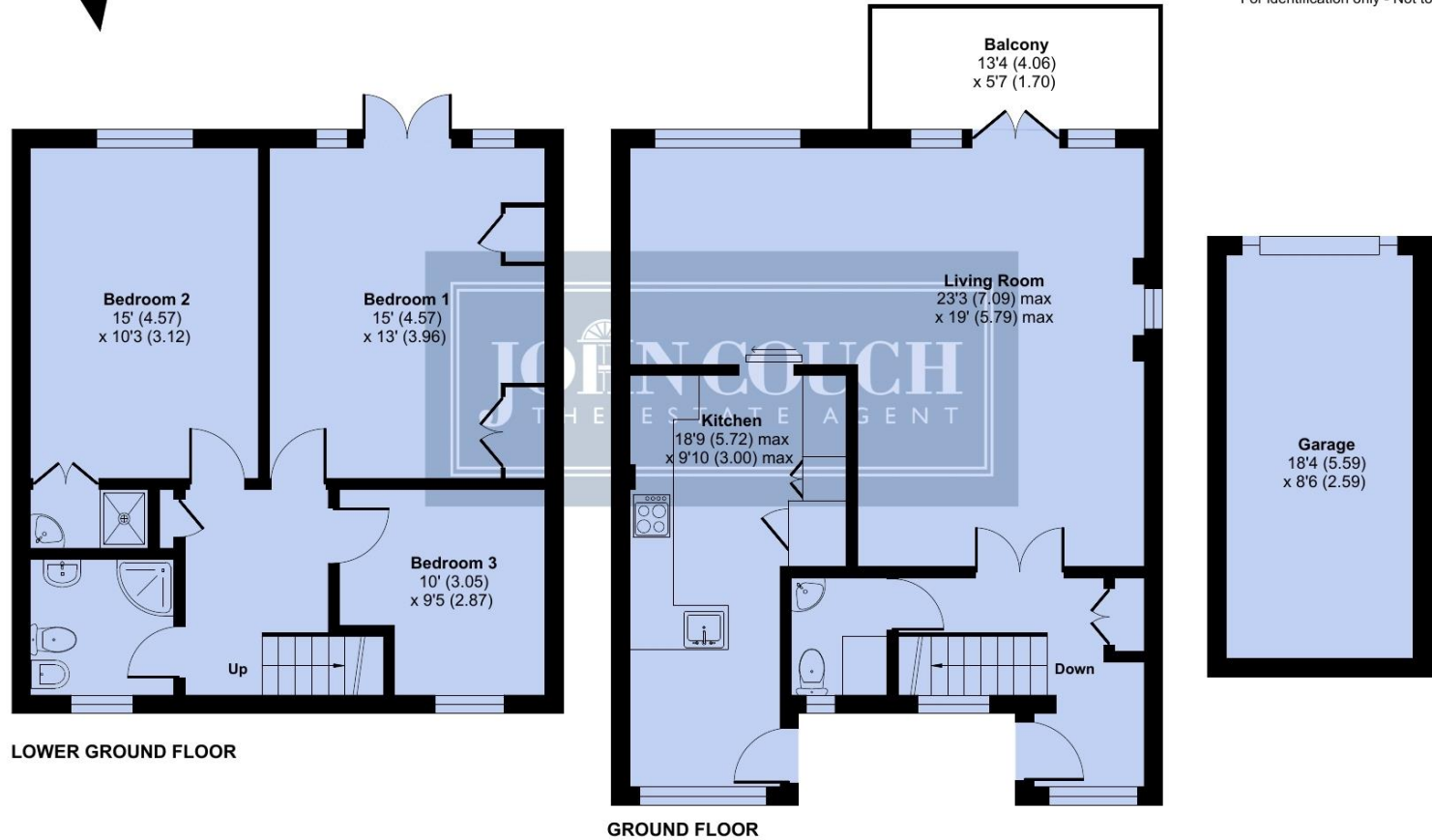




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Area = 1208 sq ft / 112.2 sq m
 Garage = 156 sq ft / 14.4 sq m
 Total = 1364 sq ft / 126.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for John Couch The Estate Agent. REF: 1203023

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.