



**JOHN COUCH**  
THE ESTATE AGENT

2 The Headlands Cliff Road  
Livermead Torquay Devon

**£199,950 Leasehold**



# Apartment 2 The Headlands Cliff Road Livermead Torquay Devon TQ2 6SW

## £199,950 Leasehold



Within a short level walk of the sea front promenade, the apartment forms part of an established landmark building, situated to the ground floor, with 2 bedrooms, allocated parking and fabulous sea views from the communal gardens

- Level sea front location ■ Ground floor ■ Landmark building
- Two double bedrooms ■ Two bathrooms (one en-suite)
- Living/dining room ■ Fitted kitchen
- Communal gardens with stunning sea views ■ Allocated parking

### FOR SALE LEASEHOLD

The Headlands is a well-respected development built during the late 1980's to provide spacious high-end apartments in an exceptional level sea front location.

Positioned to the ground floor on the entrance side of the building, this apartment offers the residents a relaxed, peaceful life style. Adjacent to the lawned gardens is an allocated parking space together with parking for visitors.

### LOCATION

The Headlands is to be found just off the sea-front promenade very close to local hotels and a short distance to the sandy beach at Abbey Sands, the theatre, Marina and the facilities of town, there is a bus service nearby and Torquay railway station is within level walking distance.

Close by is the 450 acre village of Cockington Country Park with its Manor House, craft centre, 11th Century church, thatched cottages, pub, tea rooms and extensive network of paths and cycleways.

### INTERIOR

From the canopied main entrance a few steps rise to the communal entrance hall with alternative level access avoiding steps from the car park.

The front door opens to a spacious hallway where there are useful storage cupboards and the kitchen can be found immediately to the left side. This room has a good range of wall and base units complemented by some integrated appliances and with contrasting countertops. A glazed serving hatch forms a useful connection to the adjacent living/dining room.

The living/dining room has a canted bay with a door opening to the terrace whilst the full length windows emit a good deal of natural daylight. This room allows for a dining table and chairs to be placed close to the serving hatch with comfortable sofas arranged for enjoyment of terrace views.

The apartment has two double bedrooms both with direct access to the terrace. The principal bedroom has an en-suite shower and a walk-in wardrobe whilst bedroom two, which is also a double room, also has a built-in wardrobe.

### OUTSIDE

The covered terrace is bordered by a flower bed which has evergreen shrubs providing year round interest. This lovely, sheltered spot is the perfect place to enjoy the late afternoon sunshine.

**VIEWING BY APPOINTMENT ONLY**

The apartment has an allocated parking space with additional parking for visitors. To the southerly aspect are private lawned communal gardens dissected by footpaths that lead to secluded cliff-top seating areas for the resident's enjoyment.

### 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. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully 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.

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

**CURRENT PROPERTY TAX BAND D** (Payable Torbay Council 2025/26 £2339.84)

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

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

**CURRENT MAINTENANCE/LEASE TERMS** £1558.13 per six months to include water. 199 year lease from 1987. Owners own a share of the freehold

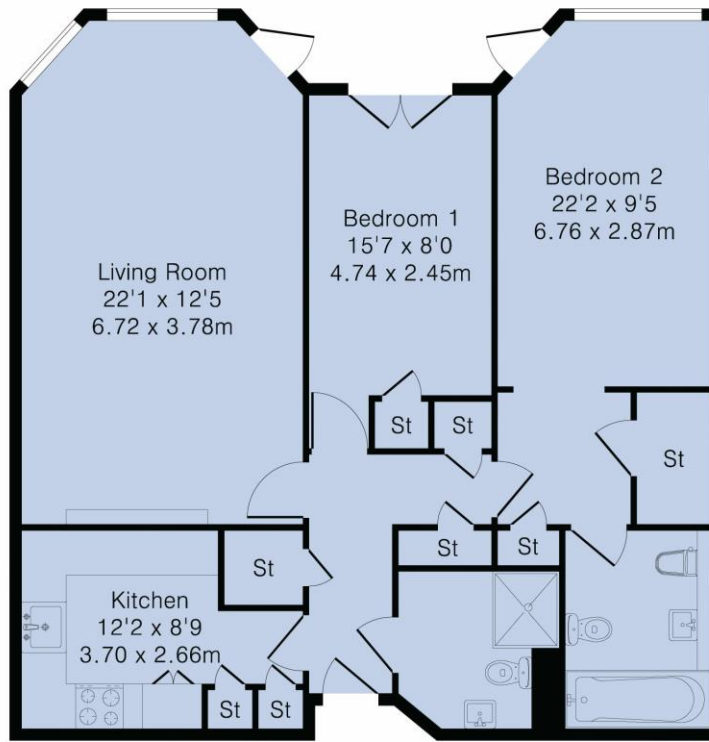
**TERMS** Well-behaved pets require the written permission of the landlord. Shorthold lettings are permitted subject to the written agreement of the Management Company, holiday letting is not permitted.







**Approximate Gross Internal Area 896 sq ft - 83 sq m**



Ground Floor Flat

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.