



4 Collingwood Braddons Hill Road East
Torquay Devon
£380,000 Leasehold

Apartment 4 Collingwood Braddons Hill Road East Torquay Devon TQ1 1AJ

£380,000 Leasehold



A two/three bedroom split-level ground floor apartment in a beautiful, Grade II listed villa with sea views, impressive living spaces that incorporate a magnificent conservatory, private south facing terrace, allocated parking and communal gardens

- Period Apartment with bay views ■ Sought-after conservation area
- Superb kitchen/dining room ■ Sitting room ■ Cloakroom/WC
- Two/Three bedrooms ■ Two bathrooms
- South-facing terrace ■ Parking ■ Communal gardens

FOR SALE LEASEHOLD

Collingwood is a prime example of a Grade II Listed Victorian Villa converted into apartments approximately thirteen years ago with this residence occupying some very impressive rooms and having a large private, south-facing terrace, lovely views across the bay and a parking space.

LOCATION

Set within a prime residential Conservation area, this historic neighbourhood is convenient for both the town and harbourside with good bus services nearby. Close by is Meadfoot Beach which is nestled below spectacular cliffs and has a beach café with a waterside terrace.

At the nearby village style community of Wellswood there are excellent local amenities with a Parish Church, pub, shops, salons, convenience stores, French patisserie, delicatessen, post office, pharmacy, restaurant and cafes.

INTERIOR

With virtually level access from the parking area the apartment is accessed via a private front door which opens to an L shaped hallway from where all the accommodation flows.

The kitchen/dining room is located in the conservatory which was expertly recreated to replace the original Conservatory and is enhanced by the Minton style floor tiles which were fashionable during the Victorian era.

This unique and rather special room has been cleverly designed to accommodate a fully fitted kitchen that incorporates a range of integrated appliances with contrasting granite countertops that extend to a peninsular breakfast bar for casual dining.

The room provides expansive space for a large refectory style dining table and additional furniture that can be positioned to take in the views across the terrace and gardens to the bay beyond.

The sitting room is accessed via double doors from the kitchen/dining room or directly from the hallway. This light-filled room has full length windows and French doors that frame the views across the terrace to the sea and surrounding area.

Returning to the hallway five steps lead down to a lobby where there is a large walk in cupboard with light with a further door opening to the principal bedroom which has an en-suite shower room and built-in wardrobe.

At this level there is also another bedroom which is currently used as a dressing room. Returning to the hallway six steps rise to bedroom two which also has an en-suite bathroom.

Completing the accommodation is a cloakroom/WC at living level.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

Collingwood is approached via wrought iron electric gates which open to the parking area where there is an allocated parking space with parking for visitors also available.

The apartment has a large private south facing terrace accessed from the kitchen/dining room or living room and with space for sun loungers and a dining table and chairs. The views across the bay to Paignton provide an ever changing vista.

The beautifully maintained gardens provide communal space for the residents to enjoy with a pathway leading through the gardens to a secure gate which opens onto Braddons Hill Road making access to the harbourside very easy.

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 being a natural safe haven 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, Plymouth and the M5 motorway. With the international airport at Exeter being 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 E
(Payable Torbay Council 2025/26 £2859.80)

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

MAINTENANCE / LENGTH OF LEASE
£2932.00 per annum. 125 year lease from 01/01/2010, lease expiry date 01/01/2135, 109 years remaining. Owners now have a share of the freehold.

GENERAL GUIDANCE Pets and holiday letting is not allowed at this development. Short term lets are permitted. (Subject to written confirmation by the Management Company).



Approximate Gross Internal Area 1638 sq ft - 152 sq m

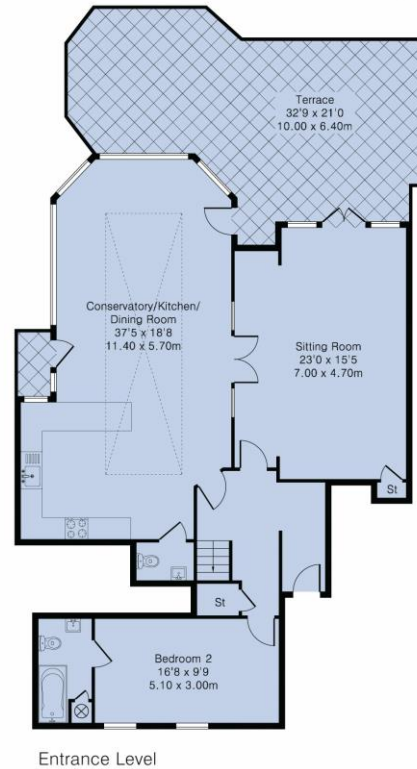
Lower Level Area 359 sq ft – 33 sq m

Entrance Level Area 1279 sq ft – 119 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	86

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EU Directive 2002/91/EC
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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.