



 **JOHN COUCH**  
THE ESTATE AGENT

8 Waldon House St Luke's Road South  
Torquay Devon  
£130,000 Leasehold



# 8 Waldon House St Luke's Road South Torquay Devon TQ2 5YQ

## £130,000 Leasehold



A one bedroom second floor apartment in a purpose built block with uninterrupted views into the marina and around Tor Bay, south facing balcony, parking space and communal gardens

- Stunning views around Tor Bay ■ Conservation area
- Living room with balcony ■ Bedroom with storage
- Kitchen ■ Wet room style bathroom
- Parking space ■ Communal gardens

### FOR SALE LEASEHOLD

This well presented apartment is located to the second floor of Waldon House reached by a covered stairway from the parking forecourt. From the hallway all the accommodation can be accessed with the sitting room immediately ahead where the stunning bay views are framed by patio doors that open to the south facing balcony.

The bedroom also has the same stunning views and has some fitted wardrobes to one wall. The kitchen and bathroom are to the front of the plan with the kitchen having white wall and base units with complimentary tiling and countertops, a sink under the window and space for appliances, new kitchen equipment included are a washing machine and oven. The smart shower room has been recently fitted in a wet room style and has a contemporary wash basin and WC.

The balcony provides a private space to enjoy the fabulous views which stretch from the beach at Abbey Sands across the bay to the lighthouse at Berry Head.

### OUTSIDE

The parking area lies to the front of the building where there is an allocated parking space and a communal bin store. To the rear is a lawned communal garden for the exclusive use of the residents.

### LOCATION

Waldon House is set on tree lined St Luke's Road which is within the Belgravia Conservation Area. This attractive road encircles the hillside above the bay and a nearby footpath flows down the hill onto the Rock Walk which brings the seafront promenade harbour, marina, beaches within easy reach.

A bus service runs in the vicinity and there are some local facilities available in nearby Croft Road, Belgrave Road and Lucius Street.

**COMMUNICATIONS** The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

### SERVICES

Mains water, electricity and draining are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

### CURRENT MAINTENANCE/LENGTH OF LEASE

£1393.58 per annum 120 year lease from 25/12/1984 lease expiry date 25/12/2104, 79 years remaining. Owners own a share of the freehold.

**GENERAL GUIDANCE** Shorthold tenancy agreements and small well-behaved pets are permitted; Holiday letting is allowed but not with Airbnb. (Subject to confirmation by the Management Company)

**CURRENT PROPERTY TAX BAND B** (Payable Torbay Council 2025/26 £1819.88)

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

**VIEWING BY APPOINTMENT ONLY**

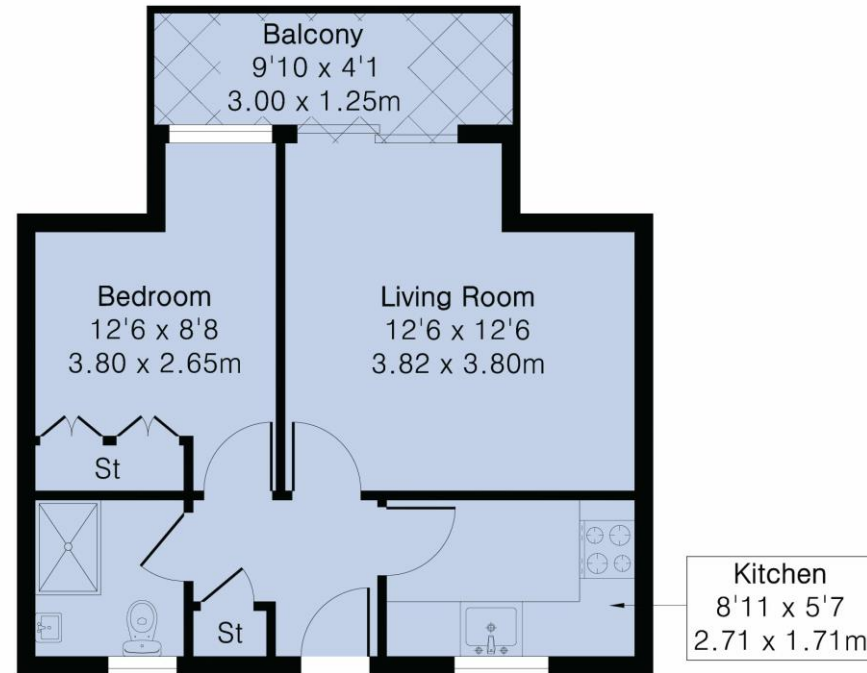








Approximate Gross Internal Area 366 sq ft - 34 sq m



Third Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		

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.