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THE ESTATE AGENT

Garden View Apartment Riversdale Villa  
Torquay Devon

**£330,000 Leasehold**







# Garden View Apartment Riversdale Villa Kents Road Torquay TQ1 2EN

## £330,000 Leasehold



A two bedroom, first floor apartment in a converted Victorian villa, quietly located in a sought after Conservation area close to Wellwood village with southerly garden views and allocated parking

- Quiet conservation area ■ Wellwood location
- Kitchen/dining room ■ Sitting room
- Two double bedrooms ■ Shower room ■ Bathroom
- Allocated parking space ■ Communal gardens and terrace

### FOR SALE LEASEHOLD

Garden View apartment is a smartly presented two bedroom home set within one of Wellwood's fine Victorian Villas that was professionally converted into private homes approximately ten years ago. This apartment now offers a unique home in a quiet location with lovely views that extend beyond the gardens to the adjoining natural woodlands of Lincombe Hill towards the sea.

### LOCATION

Kents Road is in the sought-after Lincombes Conservation area close to the vibrant village style community of Wellwood where the excellent local amenities include a pharmacy, post office, French patisserie, delicatessen, convenience stores, salons, pub, cafes, restaurant, Church and School.

It is within a short walk is the Ilsham Valley and the nearby beaches at Meadfoot and Ansteys Cove, both of which have waterside cafes. A comprehensive bus service operates from the nearby Babbacombe Road, with buses to the harbourside and beyond in one direction and to St Marychurch and Babbacombe and the Downs in the other.

### INSIDE

Approached over a large communal sun terrace the front door opens to an entrance hallway where a turned staircase rises to the first floor.

The stairs arrive at a galleried landing where there is space for a desk in front of a south facing window whilst the main living space has ample room for relaxing furniture and where you are drawn to a canted bay window that frames the fabulous views across the terrace and gardens to the wooded slopes of Lincombe Hill and towards the coast.

This lovely bright room retains the essence of its grand past whilst being perfect for contemporary living.

Adjacent to the living room is a kitchen/dining room which is fitted with a good range of white wall and base units capped with contrasting countertops.

There are some integrated appliances and the room has been designed to allow space for a dining table to be placed adjacent to the west facing window that overlooks the side garden.

From the inner hallway there are two double bedrooms, one with lovely arched windows and the other with dual aspect. A family bathroom has both a bath and shower and there is a separate shower room with WC and wash handbasin. The hallway cupboard has space for a tumble dryer.

**VIEWING BY APPOINTMENT ONLY**

## **OUTSIDE**

The gardens are a particular feature with areas of lawn and garden borders that are filled with a profusion of mature shrubs and perennials that provide colour and interest throughout the seasons. There are communal terraces for relaxation with a large terrace at the entrance to the apartment. To the side of the Riversdale Villa there is an allocated parking space with further unrestricted parking also available in Kents Road.

## **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.

Torbay 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 and in early summer the English Riviera Air Show is not to be missed.

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 where fast trains to London Paddington can take under three hours. The South Devon Highway leads to the A38 bringing the vibrant cities of Exeter and Plymouth within easy reach.

The M5 motorway can be joined at Exeter (approximately 26 miles distant) which is also home to an international airport providing 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 2025/26 £2079/86)

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

**BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LENGTH OF LEASE** £2400.00 per annum. 999 year lease from 25/05/2015 lease expiry date 01/01/3012, 987 years remaining.

**GENERAL GUIDANCE** Shorthold tenancy agreements and small well-behaved pets are allowed, but holiday letting is not permitted within the terms of the lease. (Subject to confirmation by the Management Company – Riversdale Management Ltd)





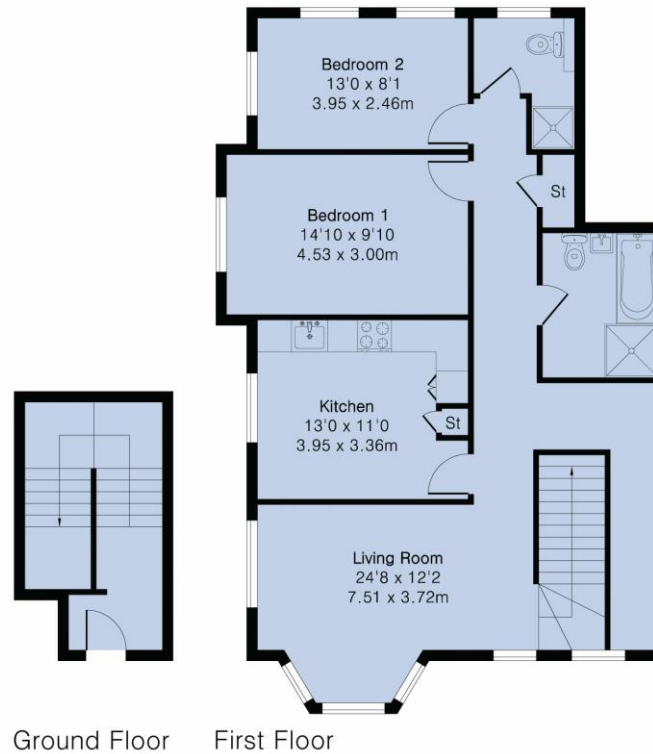




**Approximate Gross Internal Area 1049 sq ft - 97 sq m**

Ground Floor Area 119 sq ft – 11 sq m

First Floor Area 930 sq ft – 86 sq m



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 71                      | 71        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |



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.



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.