



JOHN COUCH
THE ESTATE AGENT

Apartment 9 The Vinery Montpelier Road
Torquay Devon

£175,000 Leasehold



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£175,000 Leasehold



A two bedroom apartment forming part of a desirable, purpose built retirement community in the Harbour Conservation area with lovely views across the harbour into Tor Bay, secure parking, excellent communal facilities and resident caretaker

- Conservation area ■ Harbourside views ■ Resident caretaker
- Open plan living ■ Two bedrooms ■ Two bathrooms
- Secure undercover parking ■ Communal lounge and facilities
- Communal gardens with far-reaching bay views

FOR SALE LEASEHOLD

This two bedroom 1st floor apartment is located in an attractive retirement development within a short walk of the harbourside where the elevated location provides lovely southerly views into the harbour and around the bay.

There is allocated undercover parking and excellent communal facilities that include a lounge/conservatory, laundry and gardens, there is an on-site manager who ensures the smooth running of the development and Careline lanyard alarms for peace of mind.

LOCATION

Montpellier Road falls within the Torquay Harbour Conservation Area where many fine period buildings sit comfortably alongside more modern developments including two recently built hotels. The Vinery is only a short walk from the harbourside and the level sea-front promenade that flows passed the Marina and Princess Theatre to Abbey Sands beach and beyond.

The town has much to offer shoppers with a prestigious department store, a convenience store, GP practice, dental surgeries and a pharmacy in the more immediate vicinity. Local buses that traverse the bay are available on the nearby Babbacombe Road.

ACCESS

From the gated parking area beneath the building a lift rises to the first floor, alternatively steps rise from the pavement in Montpelier Road to the smart communal lobby where lift or stairs rise to the first floor. There is one lift in the building and two staircases, one of which also has the benefit of a stair lift.

INTERIOR

From the smart communal hallway the front door opens to a welcoming entrance hall where the higher than average ceiling heights create a sense of space and there are cupboards for both cloaks and storage.

From entering the living room you are drawn to the large bay window that frames the lovely southerly views into the harbour and across the bay. The windows allow a good deal of natural light throughout the day with French doors opening to a Juliette balcony.

The room has a bright uplifting feel and there is ample space for comfortable furniture and also for a dining table and chairs. The living room is open plan to the kitchen with the individual spaces delineated by means of an open archway.

The kitchen is well fitted to three sides with a range of wall and base units incorporating some integrated appliances and with space and plumbing for a washing machine, dishwasher and a separate space for a tall fridge/freezer.

(A communal laundry room with washing machines and dryers is also available in the building)

VIEWING BY APPOINTMENT ONLY

The principal bedroom is another lovely bright room with a large window framing harbour views and with an extensive range of fitted bedroom furniture. There is also an en-suite bathroom with shower over the bath.

Across the hallway bedroom two also has a built-in cupboard and a large window provides good natural illumination and harbourside views. A shower room with basin and WC completes the accommodation.

OUTSIDE

Beneath the building, accessed by automated secure gates from Montpelier Road, is an allocated parking space (Space D) and lift access directly to the first floor.

COMMUNAL FACILITIES

The communal facilities are located on the top floor where there is a laundry, a communal lounge/conservatory and sun terrace positioned to take advantage of the wonderful views around the bay.

Garden steps with a stair lift lead up to further paved gardens with communal seating and fabulous far reaching views across the bay.

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. The town has a good range of shops and galleries with further excellent facilities located at edge of town shopping parks.

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.

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. Heating by Electric storage heaters. Hot water from an off-peak electric immersion heater.

CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2025/2026 £2,339.84)

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

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

CURRENT MAINTENANCE/LEASE TERMS

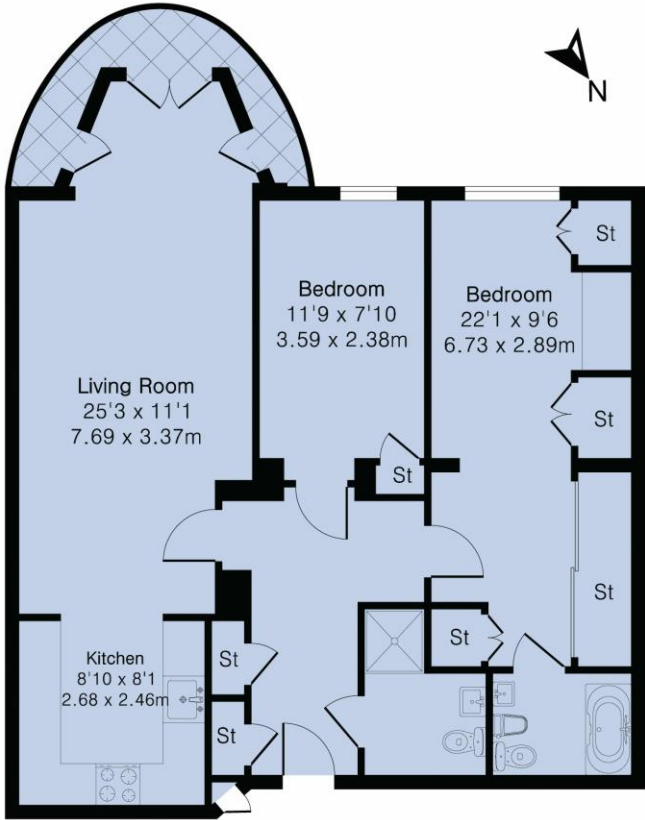
£5600.00 per annum. 150 year lease from 03/09/1987, lease expiry date 29/09/2136, 111 years remaining. Residents have the right to manage.

GENERAL GUIDANCE The Vinery apartments are age restricted to 60 or over. Pets are allowed with the approval of the resident's association. Assured Shorthold Tenancies of a minimum of six months are permitted. (Subject to confirmation by the Management Company). Holiday letting is not permitted.

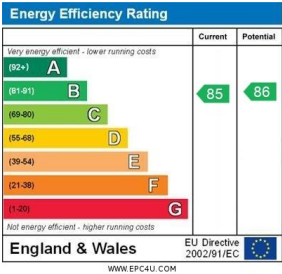




Approximate Gross Internal Area 845 sq ft - 79 sq m



First Floor Flat



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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