



JOHN COUCH
THE ESTATE AGENT

5 Manston Court Rock End Avenue
Torquay

£450,000 Leasehold



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A spacious three bedroom end of terrace house with pretty views towards the harbourside, excellent living spaces, south west facing terrace, established communal grounds and a garage in a separate block

- Exclusive conservation area close to harbourside ■ Sea views
- Sitting/dining room ■ Kitchen ■ Cloakroom/WC
- Principal bedroom with en-suite ■ Two further bedrooms ■ Bathroom
- Private terrace ■ Communal gardens ■ Garage en-bloc

FOR SALE FREEHOLD

Manston Court is a small development of just five homes built in the mid-1960s on the site of a grand Victorian Villa where the original gardens now provide a peaceful and picturesque setting.

This nicely presented three bedroom property offers an easy to manage home in a sought after location within the desirable Lincombes Conservation Area.

LOCATION

Manston Court is set on a quiet no-through road conveniently close to Torquay harbourside and just a short walk to Torquay Yacht Club and some excellent restaurants including a superb fish restaurant and the Michelin starred Elephant.

The nearby Imperial Hotel and Headland Hotel are open to non-residents and have dining terraces, restaurants, bars and day spa facilities.

There is also private gated access to the South West Coastal Path which leads to Beacon Cove, the Marina and seafront promenade in one direction and in the other direction to Daddyhole Plain, Meadfoot Beach and beyond.

INSIDE

The front door opens to an impressive hallway where an elegant staircase rises to one side and double doors open to the living room. This lovely bright room has windows to three sides and to the west side views into the harbour can be seen with French doors opening to the west facing terrace.

The room spans the width of the house and is designed to accommodate a dining table and chairs to one end with room for comfortable furniture to be set around the fireplace at the other.

Adjacent to the living room the kitchen is fitted with a good range of units with some integrated appliances and a window that frames views across the gardens to the harbourside below. At this level there is also an understairs cupboard and a cloakroom/WC.

At the first floor are three bedrooms and two bathrooms. The principal bedroom is a spacious room that has an en-suite bathroom with westerly views into the harbour.

Bedroom two is also a large double room with built-in wardrobes whilst bedroom three is of irregular shape but also has some good quality built in furniture and would be ideal as a home office. Both these rooms have pretty views over the gardens to the front.

Completing the first floor accommodation is a family bathroom where the bath has a shower over and the window frames views to the harbour.

VIEWING BY APPOINTMENT ONLY

From the kitchen, stairs descend to the garden level where there is a large storage room and utility room plumbed for laundry appliances, with a door opening to the communal gardens.

This space at the lower level is thought to have been crafted from the original basement area of the Victorian Villa that once occupied the site and now offers opportunities to re-imagine the area for alternative use subject to any necessary consents.

OUTSIDE

Manston Court is approached from Rock End Avenue where a driveway wraps around a circular flower bed and the borders have some mature shrubs and perennial plants that provide seasonal interest.

To the rear a large sun terrace overlooks the tiered communal gardens where an ornamental pond, lawns and well established plants create a tranquil retreat and a beautiful vista towards the harbour with some communal seating providing quiet corners for contemplation and relaxation. The garage with an up and over door is located close by in a separate block.

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 extensive 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 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 which is also home to an international airport (approximately 26 miles distant) 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 (Payable Torbay Council 2025/26) Band E - £2859.80

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

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

CURRENT MAINTENANCE/LEASE TERMS £3000 per annum includes block insurance and upkeep of the outside communal areas including gardening and lighting. 999 year lease from 10/03/2024, lease expiry date 01/01/3023, 997 years remaining. Owners own a share of the freehold







Approximate Gross Internal Area 1362 sq ft - 126 sq m

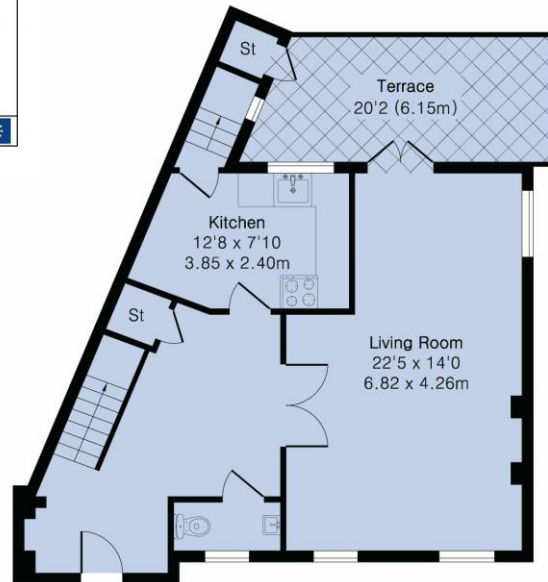
Lower Ground Floor Area 174 sq ft – 16 sq m

Upper Ground Floor Area 607 sq ft – 56 sq m

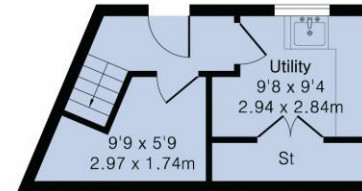
First Floor Area 581 sq ft – 54 sq m



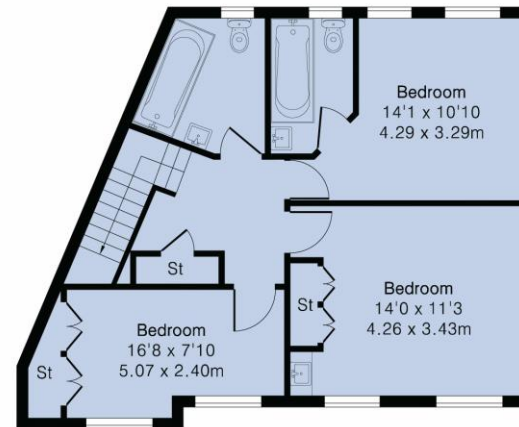
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	77
England & Wales	EU Directive 2002/91/EC	
	www.epc4u.com	



Upper Ground Floor



Lower Ground Floor



First 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.



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.