



**JOHN COUCH**  
THE ESTATE AGENT

Apartment 6 Sunset Villa  
Torquay Devon

**£325,000 Leasehold**



# 6 Sunset Villa Old Torwood Road Torquay Devon TQ1 1AN

## £325,000 Leasehold



With a south facing balcony and secure underground parking, the apartment forms part of a contemporary purpose built development, with two bedrooms, sitting in established communal grounds

- Conservation area ■ Modern purpose-built apartment
- Open-plan living ■ Fully fitted kitchen
- Two bedrooms one with en-suite ■ Family bathroom
- South facing balcony ■ Under building parking ■ Communal grounds

### FOR SALE LEASEHOLD

Sunset Villa was designed to provide easy to manage apartments that capture the best of available sunshine with balconies providing outside space and with secure parking beneath the building with direct lift access.

Built approximately ten years ago the open plan design is perfect for modern living and with two bedrooms and bathrooms, the apartment offers a comfortable home for a relaxed lifestyle.

### LOCATION

Located within the Warberries Conservation Area, characterised by its fine Victorian architecture, Sunset Villa is only a short distance to the facilities of town, the harbourside and the seafront promenade.

Local beaches can be found close by at Ansteys Cove and Meadfoot, both beaches have parking and beach cafes with waterside terraces.

The lifestyle opportunities of the town and harbour are supported by local shops at Lisburne Square and the village style community of Wellswood, where there is a Parish church, convenience stores, pharmacy, French patisserie, pub, restaurants, delicatessen, cafes, hair and beauty salons.

### INSIDE

From the smart communal entrance hall stairs or a lift rise to the first floor. The front door opens to a turned hallway with the irregular shape creating space for furniture and with a built-in double cupboard for storage.

The open plan style of the living space is perfect for a modern lifestyle with full width patio doors that allow natural light to flow and give access to the south facing balcony. The spacious living area allows for relaxed seating to be placed for enjoyment of views over the balcony, with a natural space for a dining table adjacent to the kitchen creating a natural division.

The kitchen is set to the rear of the plan and is fully fitted with good quality contemporary style wall and base units fitted with a range of integrated appliances. The smart units are complemented by contrasting countertops that wrap around to create a breakfast bar which is an ideal space for casual dining.

Returning to the hallway the principal bedroom can be found to the left side. This spacious room has a large picture window with a southerly view of the surrounding area and ample space for a range of bedroom furniture.

This bedroom has a contemporary shower room with walk in shower and a basin set into a vanity unit that provides storage.

The second bedroom is also a double room with a window to the east side, completing the accommodation is a well-fitted family bathroom with a shower over the bath.

**VIEWING BY APPOINTMENT ONLY**

## OUTSIDE

The south-facing balcony is accessed from the living room and is a lovely spot to relax and enjoy any available sunshine with pleasant views across the landscaped gardens to the surrounding area.

The perfectly maintained grounds were professionally landscaped to provide year round interest and colour and to provide communal seating areas for the residents to enjoy.

Accessed by way of electrically operated gates the driveway leads to underbuilding allocated parking space. A lift or stairs give direct access into the building. Additional unrestricted parking is available on the road outside the development.

## 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.

At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas.

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay 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.

## 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 D** (Payable Torbay Council 2025/26 £2339.84)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

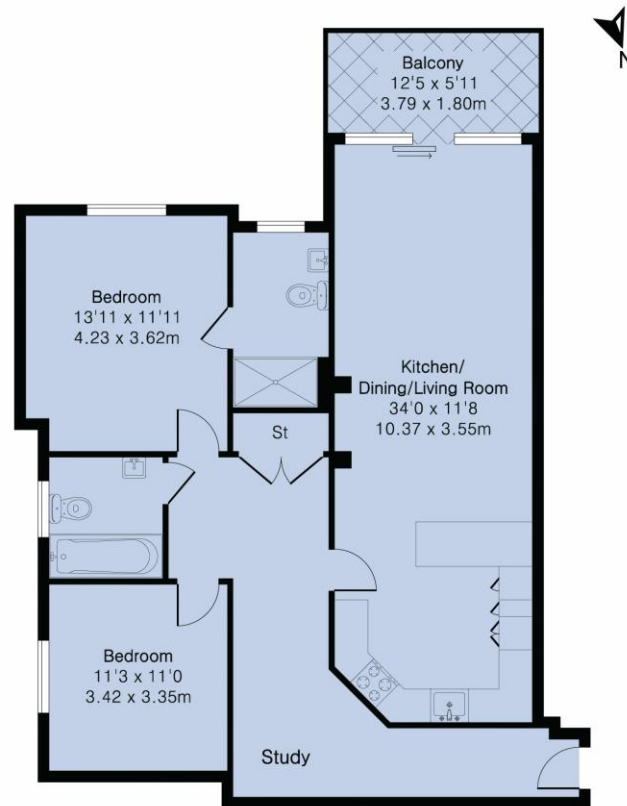
**CURRENT MAINTENANCE/LEASE TERMS** £2500 per annum billed twice a year. 999 year lease from 25/05/2017, lease expiry date 29/09/3014, 989 years remaining. The Managing Agents are a well-respected local company CJMS, who are supported by a proactive board of resident directors. Owners own a share of the freehold

**TERMS** Under the terms of the lease the property can be let on an assured shorthold tenancy agreement but holiday letting and subletting in part is not permitted. Well behaved pets are only permitted with the written consent of the Management Company. Parking is only for private motor cars or motorcycles.





Approximate Gross Internal Area 1026 sq ft - 95 sq m



First Floor Flat

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(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 & 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.