



**JOHN COUCH**  
THE ESTATE AGENT

3 Thatcher View  
Lincombe Manor Middle Lincombe Road  
Torquay Devon  
**£210,000 Leasehold**



# 3 Thatcher View Lincombe Manor

## Middle Lincombe Road Torquay Devon TQ1 2AW

### £210,000 Leasehold



### **Stylish coastal retirement apartment combining contemporary design, private outdoor space and village style living within an exclusive setting**

Kitchen/living room  
2 bedrooms ■ 2 bathrooms  
Terrace  
Communal terrace and grounds ■ Allocated parking

#### **FOR SALE LEASEHOLD**

Set within the Lincombe Manor Retirement Village, the apartment offers a rare opportunity to enjoy complete independence while benefiting from the reassurance of a thoughtfully designed protected living environment. It is a lifestyle that balances privacy, elegance and peace of mind.

At the heart of the village stands the beautifully restored Grade II listed manor house, a landmark residence seamlessly integrated into the community. Rich in heritage and architectural character, it provides an inviting setting for social gatherings, organised activities and elegant communal spaces where residents can connect and relax. Landscaped grounds and tranquil pathways create a calm and welcoming atmosphere, encouraging both quiet reflection and sociability at your own pace.

Residents may enjoy a fully independent lifestyle enhanced by discreet close-care options and on-site facilities designed to adapt to changing needs.

The environment is welcoming without expectation, fostering a genuine sense of belonging while offering reassurance for the future.

The apartment itself forms part of the exclusive Thatcher View development — a boutique collection of just 23 contemporary coastal residences arranged over three architectural levels. Designed with clean modern lines, the building complements its natural surroundings while maximising light and outlook.

Access is convenient and discreet, approached via external steps or through the main entrance with lift access to the lower floor. Extending to approximately 921 sq ft, the accommodation has been thoughtfully arranged around an open-plan layout that enhances the sense of space and connection to the outdoors.

The principal living area is bright and inviting, opening onto a private terrace where filtered sea views can be enjoyed through the trees. The living space flows seamlessly into a fully fitted kitchen, creating an ideal setting for relaxed everyday living and entertaining.

Bedroom one opens directly onto the terrace, a sheltered outdoor retreat offering fresh sea air and a peaceful place to unwind, it also benefits from a well-appointed en-suite shower room. Bedroom two is positioned to the rear of the apartment and is served by a separate contemporary bathroom. Both bathrooms are finished to a high standard, reinforcing the apartment's sense of comfort and quality.

Residents enjoy access to a spectacular communal roof terrace at the top of the building, capturing sweeping sea views and providing an exceptional shared vantage point for sunset evenings. An allocated external parking space adds everyday practicality to this refined coastal residence.

**VIEWING BY APPOINTMENT ONLY**

Nearby Wellswood provides a charming village atmosphere with independent boutiques, welcoming cafés, a delicatessen and essential services — perfect for daily errands or a leisurely coffee within a friendly neighbourhood setting. The wider area offers theatres, galleries, gardens, and sheltered coastal paths where the scenery can be enjoyed at a gentle pace, alongside excellent healthcare and community amenities.

For visiting family and travel further afield, the area is exceptionally well connected. Rail services from Torquay railway station provide direct links to Exeter and onward connections to London. The nearby A380 offers efficient road access to the M5 corridor and the wider South West, while Exeter Airport supports both domestic and international travel.

**CURRENT PROPERTY TAX BAND F** (Payable 2025/2026 £3379.77)

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired under floor heating.

**CURRENT MAINTENANCE/LENGTH OF LEASE** £8633.80 per annum. 125 year lease from 1/07/2012, lease expiry date 30/6/2137, 111 years remaining. It is a term of the lease that one of the occupants has to be 60 years of age or over.

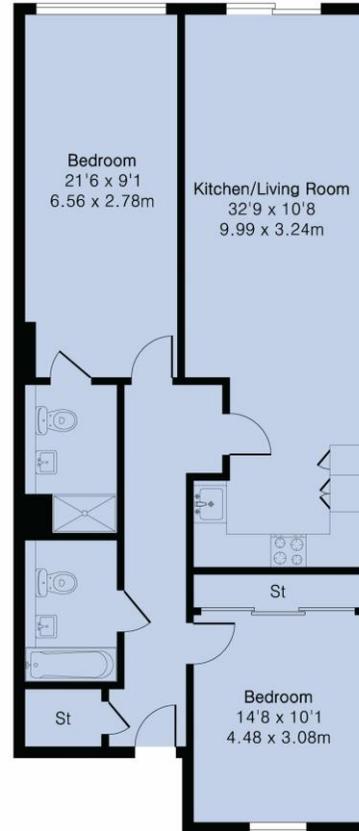
**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)  
**BROADBAND** Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)







Approximate Gross Internal Area 921 sq ft - 86 sq m



Ground Floor Flat

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	
<small>WWW.EPC4U.COM</small>			



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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