



**JOHN COUCH**  
THE ESTATE AGENT

6 Hughenden Manor  
Woodend Road Torquay Devon

**£195,000 Leasehold**



# 6 Hughenden Manor

## Woodend Road Torquay Devon TQ1 2PZ

### £195,000 Leasehold



With light, character and distant views to the sea, the property offers a first floor flat, converted from a Victorian villa, combining history and modern comfort

Entrance hall ■ Kitchen/living room  
2 bedrooms ■ Shower room  
Allocated parking space  
Communal gardens

#### FOR SALE LEASEHOLD

Step into a home where history, elegance and modern comfort meet. This first-floor flat is set within a distinguished Victorian building, conveyed in 1888 to William Parker, whose initials, interwoven into the original stained glass, offer a subtle glimpse of the property's storied past. Feature woodwork to the entrance hall, possibly original mahogany and well maintained, include the staircase which rises gracefully to the flat, setting the tone for a residence that marries period charm with contemporary living.

Inside, the flat is bathed in light. The open-plan living space flows seamlessly into a bay window, framing views over the garden and stretching towards the sea. This is a room that invites space for reflection and entertaining, with a warmth and welcoming ambience that immediately feels like home.

The principal bedroom, also with a bay window and fitted with storage cupboards, captures the side-aspect sunlight, creating a serene retreat, while the second bedroom offers flexibility, perfect as a guest room or study.

A separate shower room complements the accommodation and gas-fired central heating ensures comfort throughout. Thoughtfully presented, the flat offers a rare combination of character and style.

#### OUTSIDE

Approached via a communal driveway, the property includes a numbered and allocated parking space. The south-west facing gardens are arranged over differing levels, combining lawns, mature shrubs and carefully considered planting to create an inviting and tranquil setting. There are areas designed for relaxation, whether enjoying a sunny morning, an afternoon with a book, or hosting friends in the warmer months.

#### LOCATION

The flat is ideally located within walking distance of Wellswood, a vibrant neighbourhood known for its independent shops, cafes, restaurants and local church, offering both community and convenience. Regular public transport on Babbacombe Road provides connections toward the harbourside effortless.

#### CONNECTIVITY

Torquay itself blends the best of coastal living with excellent accessibility. Its harbourside, beaches, parks and cultural amenities make it a lively yet relaxed town to call home. Regular rail services linking to the inter city network at Newton Abbot mean the property works not only for full time living or could be used a second home, while road access via the A380 to Exeter and onward to the M5 motorway ensures connections to the rest of the UK are straightforward.

**VIEWING BY APPOINTMENT ONLY**

## **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 2025/2026 £2079.86)

**MOBILE PHONE COVERAGE** 02, EE, Three, Orange (Estimated Ofcom Data) **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data).

## **CURRENT MAINTENANCE/LEASE TERMS**

£2500 per annum. 999 year lease from 24/11/1989, lease expiry date 24/11/2988, 963 years remaining, owners own a share of the freehold.

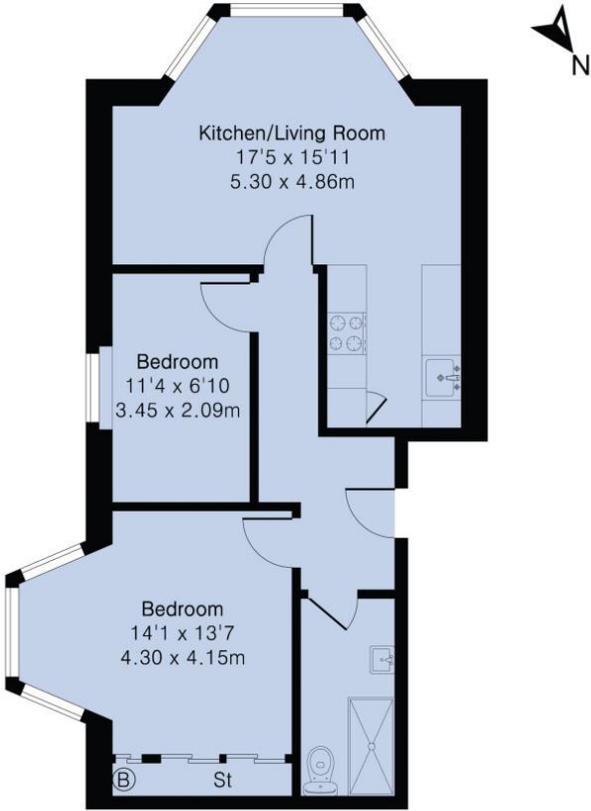
**LEASE TERMS** Assured shorthold tenancies, holiday letting is not permitted. Pets by permission of the Directors.







**Approximate Gross Internal Area 608 sq ft - 56 sq m**



First Floor Flat

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
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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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.