



**JOHN COUCH**
THE ESTATE AGENT

7 Lyncourt
Middle Lincombe Road
Torquay Devon
£295,000 Leasehold



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Torquay Devon TQ1 2NE

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With southerly un-interrupted views of Tor Bay, the apartment offers contemporary living in a building with historic roots, enjoying a peaceful first floor setting

Entrance hall ■ Sitting room ■ Kitchen/dining room
2 bedrooms ■ En-suite shower room ■ Bathroom
Communal gardens ■ Allocated parking space

FOR SALE LEASEHOLD

Occupying a distinguished first-floor position within a Victorian villa, the apartment combines historic charm, contemporary comfort and an exceptional coastal outlook. Constructed during Torquay's 19th-century expansion as a fashionable seaside resort, the villa was conveyed in 1887 to the Cubbit family, who maintained a connection for many decades. During the First World War, it served as a Red Cross hospital for officers under Helen Cubbit, and later became a children's home before its sensitive early-2000s redevelopment, when the original villa was partly refurbished and complemented by contemporary additions.

The apartment is approached via a side entrance, with a staircase leading to the first-floor landing, providing both privacy and a sense of arrival.

At the heart of the home is the sitting room, a generous and elegant space designed to take full advantage of its southerly aspect. Flooded with natural light through large windows, it enjoys uninterrupted views across the lawned gardens and the sea of Tor Bay, stretching to Berry Head. High ceilings and well-proportioned interiors enhance the sense of space, making it an ideal environment for relaxation, entertaining, or simply enjoying the ever-changing coastal scenery.

A walk-through leads to the kitchen and dining area, comprehensively fitted with contemporary cabinetry and integrated appliances, with windows overlooking the gardens and bay beyond.

The principal bedroom provides a restful retreat with an en-suite bathroom, whilst a second versatile bedroom offers flexibility as guest accommodation, a study or creative space. A modern family bathroom complete the accommodation.

OUTSIDE

The villa is set within well maintained, lawned grounds for the use and enjoyment of all residents, offering space for relaxation and quiet contemplation while taking in views of the sea. The property is approached through a pillared entrance leading to a private parking area with an allocated space for the apartment and additional visitor parking, combining convenience with the charm of a historic coastal setting.

CONNECTIVITY

Middle Lincombe Road lies within one of Torquay's most desirable communities. Just a short stroll away, Wellswood offers a welcoming neighbourhood with independent shops, cafés, and a strong community spirit. The harbourside, with the marina, restaurants and lifestyle related attractions, is within easy reach, while nearby Meadfoot Beach and the coastal paths provide opportunities for walking, running, or sailing in the sheltered waters of Tor Bay.

VIEWING BY APPOINTMENT ONLY

Excellent transport links make Torquay highly accessible. The M5 connects the town to the wider South West, while direct trains reach London Paddington in just over three hours, allowing residents to enjoy coastal living without compromise on connectivity.

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 £2,339.84).

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

CURRENT MAINTENANCE/LEASE TERMS £2905 per annum. 999 year lease from 14/7/2008, 982 years remaining, lease expiry date 14/7/3007. Owners own a share of the freehold.

GENERAL GUIDANCE Short term letting is allowed with the consent of the Management Company. Pets are only permitted with a disability licence. Holiday letting is not permitted.







Approximate Gross Internal Area 836 sq ft - 78 sq m



First Floor Flat

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			
England & Wales		72	80
EU Directive 2002/91/EC			
www.epc4u.com			



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.