



**JOHN COUCH**
THE ESTATE AGENT

2 Courtlands
Higher Lincombe Road
Torquay Devon
£200,000 Leasehold



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Torquay Devon TQ1 2EX

£200,000 Leasehold



Elegant Victorian apartment, occupying a discreet position to the rear of a distinguished villa, beautifully appointed with style and décor reflecting its period heritage

Entrance hall ■ Kitchen
Study/dining/living room
Bedroom ■ Shower room
Courtyard ■ Parking space

FOR SALE LEASEHOLD

Forming part of the rear wing of a distinguished Victorian villa, this elegant apartment occupies a delightful position within one of Torquay's most sought-after conservation areas, an address renowned for its heritage, character and enduring appeal.

Constructed during the height of the Victorian era, the villa sits gracefully on one of Torquay's sheltered hillsides, historically favoured for its protection from coastal winds and its enviable setting. Today, the area remains as desirable as ever, offering a rare blend of tranquillity and convenience.

The apartment occupies a discreet position to the rear of the villa and forms part of a small and exclusive conversion, with just three residences created from this section of the building. This arrangement provides a sense of privacy and seclusion, subtly set apart from the principal house.

Beautifully appointed throughout, the accommodation is both stylish and sympathetic to the building's period, with décor and finishes that reflect its heritage. The layout comprises a well-proportioned sitting/dining room, a thoughtfully and comprehensively fitted kitchen, a comfortable bedroom and a contemporary shower room.

From the sitting room, doors open onto a private terrace, an intimate outdoor space ideal for al-fresco dining or quiet relaxation.

Approached from the driveway, a short flight of steps descends to the apartment's private entrance, enhancing its tucked-away feel. The property further benefits from an allocated parking space within the front driveway, an increasingly valuable feature in this desirable location.

CONNECTIVITY

The property enjoys a particularly enviable setting, well placed for the charming village atmosphere of Wellswood, known for its strong sense of community and selection of independent shops, cafés and everyday amenities. For those drawn to the coast, the picturesque shoreline at Meadfoot Beach is within easy reach, offering a peaceful retreat with clear waters and scenic surroundings. In the opposite direction, the vibrant harbourside provides a contrasting energy, with its marina, waterside restaurants and lively atmosphere, perfectly capturing the essence of coastal living.

Beyond its immediate surroundings, Torquay is celebrated as one of the South West's most distinguished coastal destinations, admired for its mild climate, elegant seafront and cosmopolitan yet relaxed lifestyle.

VIEWING BY APPOINTMENT ONLY

Connectivity is excellent, with regular rail services from Torquay Railway Station providing swift access to the intercity network at Newton Abbot, offering direct onward journeys to London and other principal destinations. The A380 ensures efficient road links to the M5 motorway, placing the wider region and national network comfortably within reach.

SERVICES

Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Oil filled electric radiators.

CURRENT PROPERTY TAX BAND A (Payable Torbay council 2025/2026 £1559.89)

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

CURRENT MAINTENANCE/LEASE TERMS

£1250 per annum. 189 year lease from 25/12/1987, 150 years remaining, lease expiry date 25/12/2176.

GENERAL GUIDANCE Assured Shorthold

Tenancies of a minimum six months are permitted. Pets are allowed with the express permission of the freeholder and in agreement with the resident's association. No holiday letting.

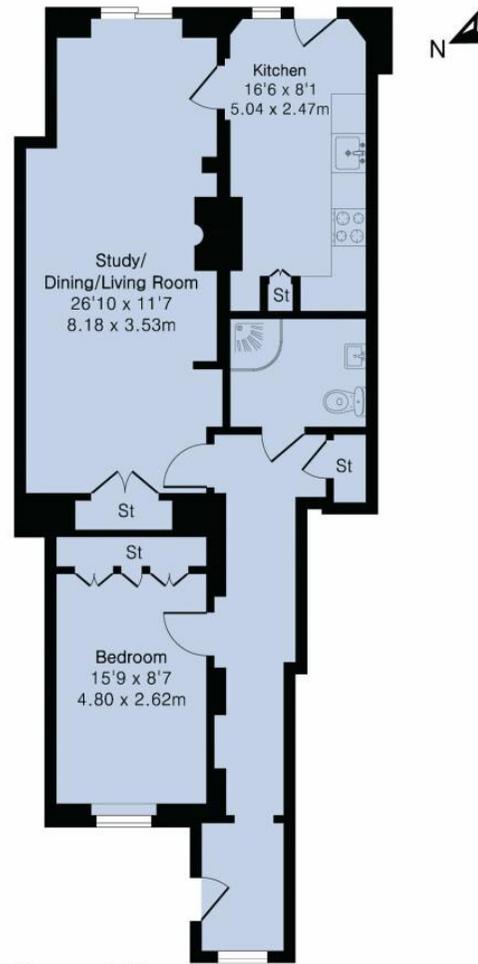






Approximate Gross Internal Area 794 sq ft - 74 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		76
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			



Ground Floor

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.