



**JOHN COUCH**
THE ESTATE AGENT

4 Woodfield Court
Higher Woodfield Road
Torquay Devon
£335,000 Leasehold



4 Woodfield Court Higher Woodfield Road
Torquay Devon TQ1 2LD

£335,000 Leasehold



With comfort, convenience and life style potential, the apartment forms part of a thoughtfully designed residential complex, its location offering peace and tranquility

Entrance hall ■ Kitchen/breakfast room ■ Living/dining room
2 bedrooms ■ En-suite shower room ■ Bathroom
Secure undercover parking space
Communal gardens for the residents enjoyment

FOR SALE LEASEHOLD

Set within a respected residential development in one of Torquay's designated conservation areas, this two-bedroom apartment enjoys a quietly elevated hillside position, offering both tranquility and connection. The site, once home to a Victorian villa, now forms a thoughtfully designed apartment complex in a late 20th/early 21st century style, harmonising with the hillside and conserving the character of the area.

The apartment is on entrance level, with step-free access directly from the front door, while a lift connects to the secure underground parking — blending ease of living with practicality. Its end-of-building position brings additional side-aspect windows to the living room and principal bedroom, filling the interiors with natural light and a sense of openness.

The living room sits at the heart of the home, flowing naturally into the adjoining kitchen.

This arrangement encourages relaxed, sociable living for both relaxation and dining. From here, doors open onto a small balcony, offering a peaceful vantage point and glimpses of the surrounding scenery.

The principal bedroom benefits from its own en-suite shower room and side window, adding both comfort and privacy. The second bedroom is flexible, ideal for visiting family, a home office, or a calm retreat for reading. A separate bathroom completes the well-balanced accommodation, creating a home that is practical as well as inviting.

Neat and well-maintained, the interiors provide a solid foundation for subtle modernisation, allowing a new owner to introduce personal touches while enjoying a ready-to-live-in home from day one.

LOCATION

This apartment is ideally positioned between the leafy streets of Wellswood, the lively harbourside, and Meadfoot Beach.

Wellswood brings a village-like charm with tree-lined streets, local cafés, and independent shops, while the harbourside provides a lively backdrop of restaurants, boutiques, and the marina — perfect for a leisurely stroll or an evening out. In the opposite direction, Meadfoot Beach offers a quieter retreat, ideal for coastal walks, morning swims, or simply enjoying the sea air.

The location allows residents to enjoy the best of Torquay, easy access to daily conveniences, the energy of the waterfront, or moments of calm by the beach — all within comfortable reach.

CONNECTIVITY

Torquay offers a lifestyle defined by calm, convenience and variety. Mild coastal weather, scenic parks and gentle coastal walks make it ideal for an active yet relaxed life. Local amenities include shops, cafés, healthcare facilities together with cultural venues such as theatres and cinemas, creating a well-rounded and manageable daily life.

VIEWING BY APPOINTMENT ONLY

Torquay enjoys superb connectivity by both rail and road. The town's railway station connects to the intercity Great Western Railway (GWR) network at Newton Abbot, offering frequent and convenient services to London. From there, onward journeys to the North of England are straightforward, making Torquay an accessible base for business or leisure travel.

By road, Torquay benefits from proximity to the A380, providing direct access to the A38 and M5 motorway. This makes trips to Exeter, the Midlands and beyond quick and convenient.

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 E (Payable Torbay Council 2025/26 £2,859.80)

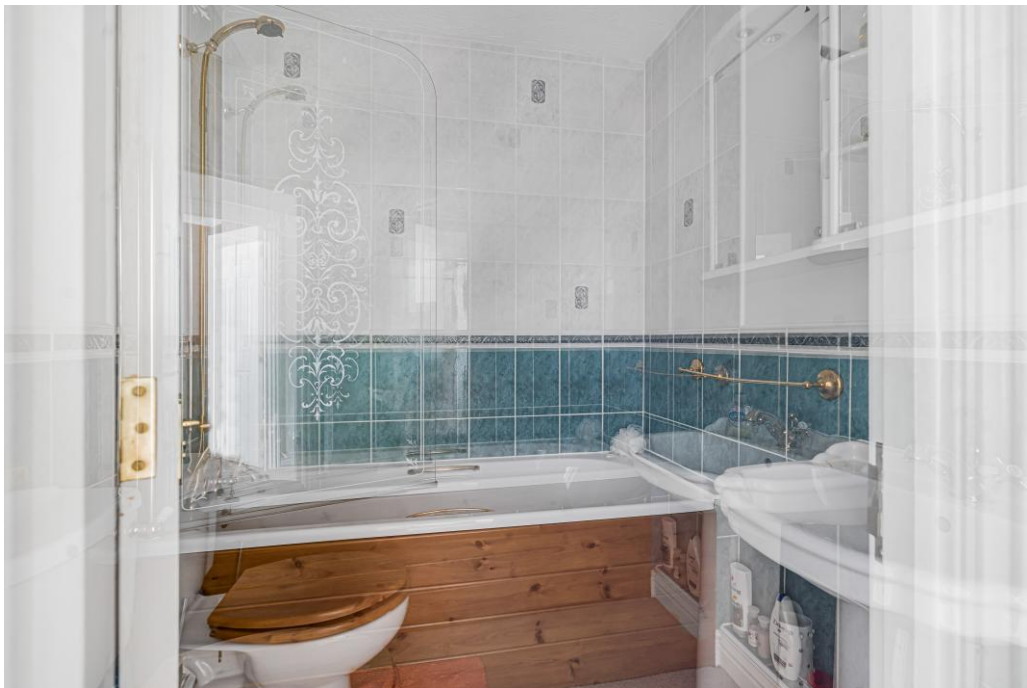
MOBILE PHONE COVERAGE Three, EE, 02 and Vodafone (Estimated Ofcom Data). **BROADBAND** Standard (ADSL), Superfast (Cable), Ultrafast (FTTP) (Estimated Ofcom Data).

CURRENT MAINTENANCE/LEASE TERMS £3000 per annum. 999 year lease from 31/3/2000, lease expiry date 31/3/2999, 973 years remaining. Residents own a share of the freehold.

LEASE TERMS The terms of the lease permit assured shorthold tenancies, no holiday letting. Pets by permission of the Management Company.

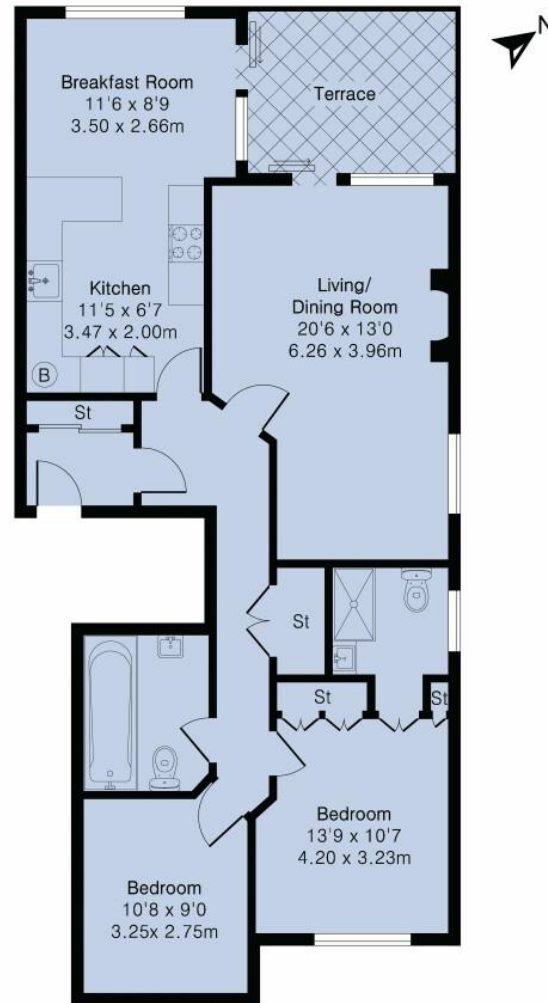






Approximate Gross Internal Area 960 sq ft - 89 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(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	
WWW.EPC4U.COM			



Ground Floor Flat

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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

 Zoopla 

www.johncouch.co.uk

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.