



**JOHN COUCH**
THE ESTATE AGENT

1 Terracina Lower Erith Road
Torquay Devon

£399,999 Leasehold



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Torquay Devon TQ1 2PX

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Combining the character and proportions of a Victorian home with the practicality of apartment living, the apartment offers a distinctive property, enhanced by its private entrance, terrace, garage and highly convenient location

Entrance hall ■ Sitting room ■ Kitchen
2 bedrooms ■ En-suite shower room ■ Bathroom
Terrace ■ Garage

FOR SALE LEASEHOLD

Forming part of an elegant Victorian residence that has been thoughtfully converted into a small number of apartments, this beautifully presented home occupies part of the entrance level and enjoys a wealth of original architectural detail.

The apartment has an individual approach through the building's original front entrance, leading into an entrance porch. The apartment's front door, enhanced by an attractive stained-glass feature, opens into the accommodation and creates an immediate sense of arrival.

Inside, the character of the Victorian era is evident throughout, with high coved ceilings, picture rails, wide door surrounds and a striking marble fireplace all contributing to the property's distinctive appeal. These features are complemented by well-proportioned accommodation that has been carefully maintained and presented.

The principal reception room is an elegant and versatile space, comfortably accommodating both sitting and dining areas. Centred around the fireplace, the room also offers sufficient space for a piano, while doors open directly onto a private terrace, extending the living space outdoors and providing an attractive setting for relaxation or entertaining.

The kitchen is well appointed and offers generous storage and preparation space, with room for informal dining should this be desired.

The principal bedroom is particularly well equipped with an extensive range of fitted furniture, creating excellent storage whilst maintaining a sense of space. It is further complemented by an en-suite shower room. A second bedroom is served by a separate bathroom, providing comfortable accommodation for guests, family members or those seeking additional workspace.

The private terrace is a particularly appealing feature, providing valuable outdoor space. In addition, the property benefits from a single garage, providing secure parking or useful additional storage.

LOCATION

The property enjoys a highly regarded position on a mature tree-lined road linking Wellswood with Lisburne Square. Wellswood remains one of Torquay's most desirable residential districts, appreciated for its distinctive village atmosphere and excellent range of independent shops, cafés, restaurants and local amenities that serve the area year-round.

Nearby Lisburne Square provides convenient everyday amenities including a convenience store, restaurant and regular bus services. Torquay enjoys a reputation as a sought-after coastal town, celebrated for its beautiful bays, palm-lined seafront and relaxed lifestyle.

VIEWING BY APPOINTMENT ONLY

Residents benefit from an excellent choice of shops, cafés, restaurants and leisure facilities, together with theatres and cinemas, a vibrant marina and sheltered sailing waters.

CONNECTIVITY

Communication links are excellent, with the South Devon Highway providing a direct route from Torquay to the A380, connecting onwards to Exeter, the M5 and the national motorway network. Mainline rail services from Torquay and nearby Newton Abbot offer regular connections to Exeter, Bristol, London Paddington and destinations throughout the country, whilst Exeter Airport provides access to a growing range of domestic and international routes.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

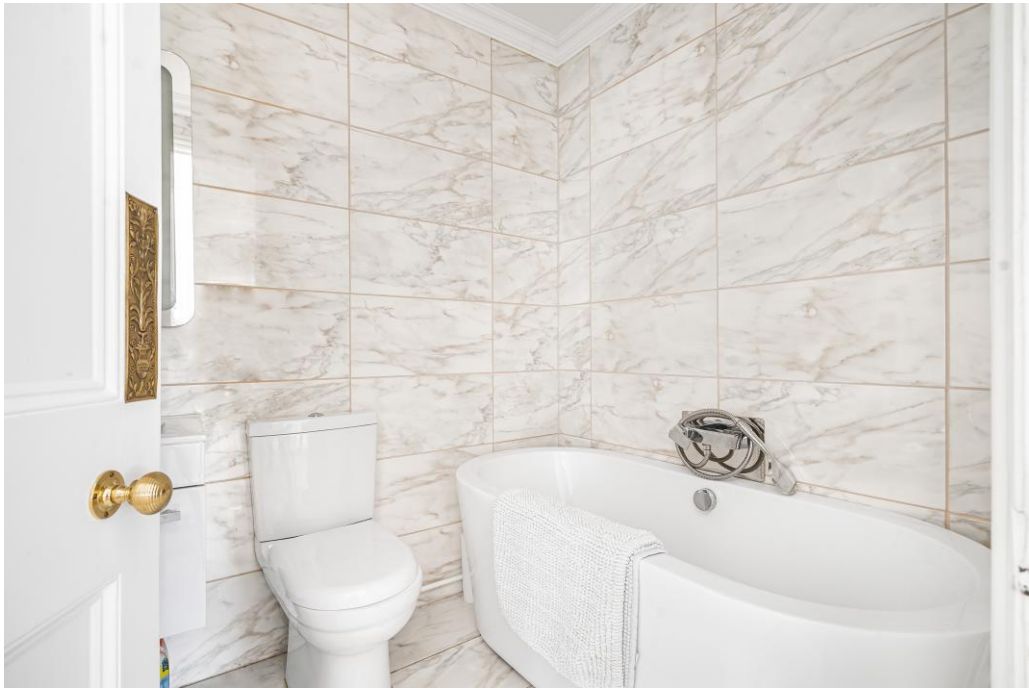
CURRENT PROPERTY TAX BAND C (Payable 2026/2027 £2183.99)

CURRENT MAINTENANCE/LEASE TERMS £1200 per annum. 199 year lease from 24/6/1988, lease expiry date 24/6/2187, 161 years remaining.

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







Approximate Gross Internal Area 1040 sq ft - 97 sq m



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		7B
(55-68)	D	6D	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
www.epcr.gov.uk			



Garage

Ground Floor Flat



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.