JOHN COUCH
THE ESTATE AGENT

5 Orchard Place Lincombe Manor
Middle Lincombe Road Torquay Devon

£235,000 Leasehold

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An exceptional end-position garden apartment within the Lincombe Manor development, offering well-planned accommodation, a generous private terrace and tranquil views across mature landscaped grounds

Entrance hall ■ Open plan living, dining and kitchen
2 bedrooms ■ En-suite shower ■ Bathroom
Private terrace ■ Allocated parking

FOR SALE LEASEHOLD
Forming part of the Lincombe Manor Retirement Village, the apartment combines comfortable, well-planned accommodation with a peaceful setting. It occupies a desirable end position within an exclusive collection of just ten purpose-built apartments, offering a well-appointed garden-level home with a generous private terrace and an attractive outlook across mature trees and established grounds.

The Grade II Listed Manor House, originally constructed in the mid-19th century in a striking Gothic style, remains a notable local landmark and an important part of the character of the estate. The building provides some communal facilities for residents and forms a focal point of the development.

With a south facing aspect, the apartment offers well-proportioned accommodation designed for comfortable day-to-day living. A welcoming entrance hall leads through to a spacious open-plan living area, where glazed doors open directly onto the private terrace, drawing natural light into the room and creating an easy connection between the interior and outdoor space.

The kitchen is arranged in a contemporary style with ample storage and workspace, incorporating a breakfast peninsula which subtly defines the living and dining areas. The open-plan layout creates a sociable environment whilst retaining clearly defined spaces for dining and relaxation.

The principal bedroom benefits from an en-suite shower room, whilst a second double bedroom provides comfortable accommodation for guests or visiting family. A separate bathroom completes the accommodation.

A particular feature of the apartment is the private terrace. Enjoying a sheltered position with an attractive outlook across the surrounding grounds and mature trees, it provides an ideal space for outdoor dining, entertaining or simply enjoying the peaceful surroundings. It has the benefit of a motorised sun canopy/blind operated by remote control.

The apartment also benefits from an allocated parking space adjacent to the development.

LOCATION
Middle Lincombe Road lies within the Lincombes Conservation Area, an established residential area renowned for its mature surroundings, period architecture and quiet atmosphere.

The nearby village-style community of Wellswood offers an excellent range of independent shops, cafés, restaurants and everyday amenities, whilst Torquay's harbourside, beaches and town centre are all within easy reach.

VIEWING BY APPOINTMENT ONLY

Enviably located within a sheltered bay on the South Devon coast, Torquay combines the character of a traditional seaside town with the amenities of a thriving coastal resort. The town is renowned for its marina, beaches and dramatic coastline, complemented by a wide range of shops, restaurants, cafés and leisure facilities.

COMMUNICATIONS
Torquay enjoys excellent transport connections to the wider region and beyond. Torquay Railway Station provides direct services to London Paddington, whilst nearby Newton Abbot offers access to the national intercity rail network with regular services to London, the Midlands, the North and Scotland.

The South Devon Highway provides efficient road links to Exeter, the M5 motorway and Plymouth, whilst Exeter Airport offers a range of domestic and international destinations. A local bus service is available within a level walk of approximately five minutes from the property, providing convenient access to Wellswood, Torquay town centre and surrounding areas.

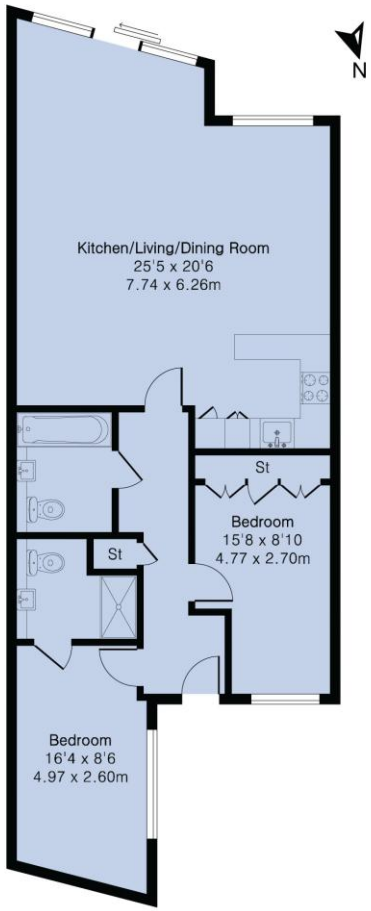
SERVICES
Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired underfloor heating.

CURRENT PROPERTY TAX BAND E (Payable Torbay Council 2026/2027 £3002.98)

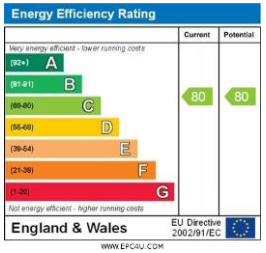
MAINTENANCE/LENGTH OF LEASE £9804.34. Annual ground rent £449.80. 125 year lease from 1/7/2012, lease expiry date 30/6/2137, 111 years remaining. Occupants must be a minimum of 55 years of age. Holiday letting is not permitted.

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

Approximate Gross Internal Area 934 sq ft - 87 sq m



Ground Floor Flat



PINKPLAN

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.

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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.

J029 Printed by Ravensworth 0191 917 9331

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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.