



**JOHN COUCH**
THE ESTATE AGENT

17 Lyncourt
Middle Lincombe Road Torquay Devon

£350,000 Leasehold



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Situated within a landmark Victorian villa in the Lincombes Conservation Area, this garden-level apartment enjoys generous private outdoor space, communal gardens and far-reaching Tor Bay views, moments from Meadfoot Beach and Wellswood

Entrance Hall ■ Kitchen/living room
Covered internal courtyard
2 bedrooms ■ 2 bathrooms
Garden terrace ■ Roof terrace ■ Allocated parking space

FOR SALE LEASEHOLD

Situated at garden level, the apartment forms part of one of Torquay's landmark Victorian villas, situated within the highly regarded Lincombes Conservation Area benefitting from generous private outdoor space, communal gardens and far-reaching views across Tor Bay.

The property combines the character of a period villa with the practicality of modern apartment living, and is well placed for Meadfoot Beach and the amenities of nearby Wellswood.

It is accessed to the rear of the villa, where a communal staircase leads down to the garden level.

The apartment opens into reception hallway, which has two excellent cupboards for storage, one cupboard housing the electric boiler.

At its heart is a well-proportioned living and dining area extending to a fitted kitchen incorporating a range of wall and base units and integrated appliances. Twin sets of doors open directly onto a south-facing terrace, creating a natural extension of the living space and an attractive outlook across the communal gardens towards Tor Bay.

To the rear of the living area is a covered internal courtyard space, currently used as a laundry, utility and storage area. From here, a spiral staircase rises to a private upper terrace, a distinctive feature of the property, enjoying elevated views across the bay towards Brixham and the surrounding coastline.

The principal bedroom includes an en-suite shower room, with a second double bedroom served by a separate family bathroom.

The property benefits from a substantial south-facing terrace accessed directly from the living area, providing space for outdoor seating and dining and connecting seamlessly with the communal gardens.

The upper terrace offers a private and elevated seating area with wide views across Tor Bay, creating a rare additional layer of outdoor space within an apartment setting.

There is an allocated parking space to the entrance.

LOCATION

Lyncourt is set within the Lincombes Conservation Area, a well-established residential area of Victorian villas, mature planting and a quiet elevated position above Torquay. Meadfoot Beach lies close by, offering a sheltered coastal setting popular for walking, swimming and year-round visits outside the main holiday season.

VIEWING BY APPOINTMENT ONLY

Wellswood provides a range of local amenities including cafés, restaurants, a delicatessen, pharmacy and convenience stores, offering a practical village-style environment close to home. Torquay harbour and marina are also nearby, providing further leisure facilities and services.

Torquay forms part of the English Riviera on Devon's south coast, an established coastal area known for its sheltered bay, mild climate and relaxed year-round pace of life. The town offers a practical balance of everyday convenience and leisure. Around the harbour and marina there are a variety of cafés, restaurants and services, with a full range of amenities available at out of town shopping centres.

For leisure and entertainment, Torquay provides a choice of facilities and venues, complemented by a growing calendar of community events throughout the year, including the annual Airshow and the Christmas Bay of Lights.

CONNECTIVITY

The property is well connected by road and rail. Torquay and Newton Abbot stations provide regular services to Exeter, Bristol and London Paddington. The South Devon Highway links to the A38 and M5, and Exeter International Airport is approximately 26 miles away.

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

CURRENT PROPERTY TAX BAND D (Payable Torbay Council 2025/26 £2456.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LEASE TERMS £2656 per annum. 999 year lease from 04/07/2008, lease expiry date 04/07/3007, 982 years remaining. Owners own a share of the freehold.

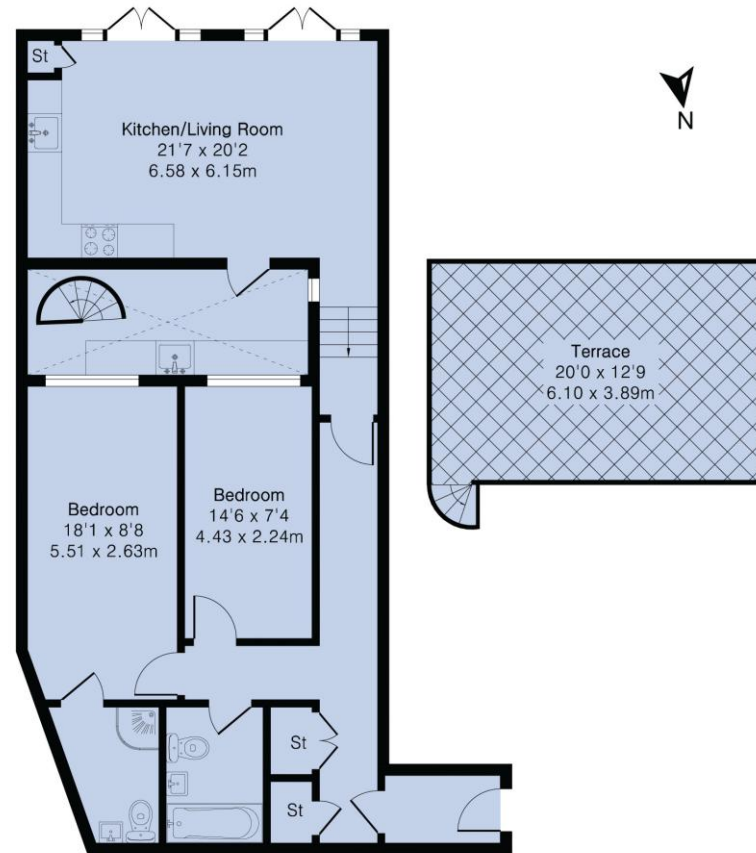
TERMS Short term letting is allowed with the consent of the Management Company. Pets are only permitted with a disability licence. Holiday letting is not permitted.







Approximate Gross Internal Area 815 sq ft - 76 sq m



Ground Floor Flat

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epcrea.com</small>			



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.