



MANSTON
COURT

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**JOHN COUCH**
THE ESTATE AGENT

1 Manston Court Rock End Avenue
Torquay Devon

£425,000 Leasehold



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Torquay Devon TQ1 2DH

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Forming part of an exclusive development of just five homes, the property offers an end-of-terrace residence combining an enviable location with charming views over the communal gardens and surrounding area towards the harbour

Entrance hall ■ Kitchen ■ Living/dining room
Utility/shower room
3 bedrooms ■ Bathroom
Terrace ■ Single garage ■ Communal gardens

FOR SALE LEASEHOLD

Forming part of an exclusive and highly regarded development of just five individual houses, the property offers the opportunity to acquire an end-of-terrace home, enviably positioned within one of Torquay's most prestigious residential settings.

Having been a much-loved home for many years, the property now offers an exciting opportunity for an incoming purchaser to update and personalise the accommodation to suit their own tastes and requirements, whilst capitalising on its enviable position within this small and select development.

Occupying a particularly appealing position at the end of an attractive gently curved terrace, the property enjoys a wonderful sense of privacy together with charming views across the beautifully maintained communal gardens, complete with an ornamental pond, and beyond neighbouring landscaped gardens towards the harbour and sea. Whilst modest in scale, the coastal outlook provides an ever-changing and highly attractive backdrop to everyday living.

The accommodation is arranged over three floors and offers well-proportioned rooms throughout. An enclosed entrance porch leads into the reception hall with a staircase rising to the first floor. The principal reception room is a particularly pleasant dual-aspect sitting/dining room, filled with natural light and enjoying direct access onto a sheltered balcony terrace, perfectly positioned to capture the attractive outlook across the gardens and beyond.

The kitchen is located adjacent to the reception space and, in turn, provides access to a useful lower-ground utility/shower room with direct access to the garden, offering flexibility for a variety of practical uses.

To the first floor are three bedrooms and a family bathroom. The principal bedroom enjoys the finest outlook from the house, with views extending towards the harbour entrance and coastline beyond.

The second bedroom benefits from a leafy aspect, creating a peaceful and restful atmosphere, whilst the third bedroom is surprisingly generous in size and offers excellent versatility as a guest room, home office or additional bedroom accommodation.

Externally, the development is surrounded by beautifully tended communal grounds which contribute significantly to its appeal and exclusivity. A garage, situated within a nearby block, provides valuable parking and storage.

LOCATION

Whilst Torquay's picturesque harbour, marina and stunning coastline are its celebrated attractions, the town offers a variety of lifestyle extending beyond seaside living. The town combines the charm of a coastal destination with the convenience and vitality of a year-round community.

VIEWING BY APPOINTMENT ONLY

Residents enjoy an excellent selection of shops, restaurants, theatres, cinemas and leisure facilities, together with beautiful parks, historic Torre Abbey and a wealth of cultural and social activities.

The spectacular South West Coast Path, dramatic coastline and numerous beaches provide endless opportunities for outdoor recreation, whilst the town's rich Victorian heritage and attractive public spaces contribute to its distinctive character and enduring appeal.

CONNECTIVITY

Torquay has the benefit of its own railway station, providing direct services to London Paddington, whilst nearby Newton Abbot offers access to the main intercity rail network linking Bristol, the Midlands and the North of England.

The South Devon Highway provides excellent road communications with Exeter and the M5 motorway, whilst Exeter Airport provides a growing range of domestic and international destinations. The cathedral city lies within easy reach and offers an excellent complement to Torquay's coastal lifestyle, with its impressive cathedral, attractive historic centre and variety of specialist shopping and dining.

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 2026/2027 £3002.98)

CURRENT MAINTENANCE/LEASE TERMS £3000 per annum to include block insurance and upkeep of the outside communal areas including gardening and lighting. 999 year lease from 01/01/2024, lease expiry date 01/01/3023, 997 years remaining. Owners own a share of the freehold.

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 1380 sq ft - 129 sq m

Lower Ground Floor Area 147 sq ft – 14 sq m

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 601 sq ft – 56 sq m



Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D	69	73
(39-53)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epg.co.uk			

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.