



JOHN COUCH
THE ESTATE AGENT

17 Abbey Sands Torbay Road
Torquay Devon

£439,000 Leasehold



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Torquay Devon TQ2 5FB

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Occupying a prime waterfront position directly opposite Torre Abbey Sands, this stylish second-floor apartment enjoys fabulous bay views, a private beach-facing balcony and a well-planned interior

Entrance hall ■ Kitchen/living room
2 bedrooms ■ Bathroom ■ Shower room
Balcony

FOR SALE – LEASEHOLD

Occupying a prime position directly opposite Torquay's principal beach, this stylish two-bedroom apartment forms part of one of the town's most recognisable contemporary buildings. The development occupies an exceptional waterfront setting, with the beach directly across the road and a range of nationally recognised restaurants and cafés at ground-floor level.

Situated on the second floor, the apartment has been designed to maximise its coastal position, with large windows and a private beach-facing balcony providing fabulous views across the bay. The well-planned accommodation comprises an open-plan living room and kitchen, two bedrooms and two bathrooms, creating a comfortable and versatile property for personal use or holiday occupation.

The development provides a secure entrance lobby, lift access to all floors and level access to the apartments, together with a video/telephone entry system and allocated parking. The specification includes a decked balcony, quality kitchen and bathroom fittings and gas-fired central heating together with a mechanical ventilation and heat recovery system.

The apartment is offered with a commercial lease arrangement which permits the owner to occupy for up to 12 weeks each year, with the property available for holiday or short-term letting for the remainder. This provides the opportunity to enjoy the apartment personally whilst also benefiting from the potential to generate an income when not in use.

LOCATION

Torquay has been a popular seaside destination since the Victorian era and today combines the character of its historic seafront with a more contemporary waterfront setting. At the heart of the English Riviera, the town enjoys a sheltered position on Tor Bay, with sandy beaches and secluded coves extending around the bay, alongside a wealth of opportunities for sailing, boating and watersports.

The apartment occupies an especially enviable position within that setting, directly opposite the main beach and on the seafront promenade, with the marina within easy walking distance. For a sailing enthusiast, it could provide the ideal shore home, offering a comfortable base close to the harbour and open water, whilst the town's restaurants, cafés and everyday amenities are all readily accessible.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

For those travelling from further afield, Torquay is well connected by road, rail and air. The South Devon Highway provides the principal route out of the town, linking with the A380 and the M5 motorway at Exeter, while Torquay railway station offers direct services to London Paddington and the intercity network can be accessed at nearby Newton Abbot, with connections to Bristol, the North of England and destinations across the South West. Exeter Airport is also within convenient reach, offering a range of domestic and international flights. For a second-home owner or those visiting for holidays and weekends, the combination of a superb seafront location and straightforward accessibility makes this an especially well-connected coastal base.

SERVICES

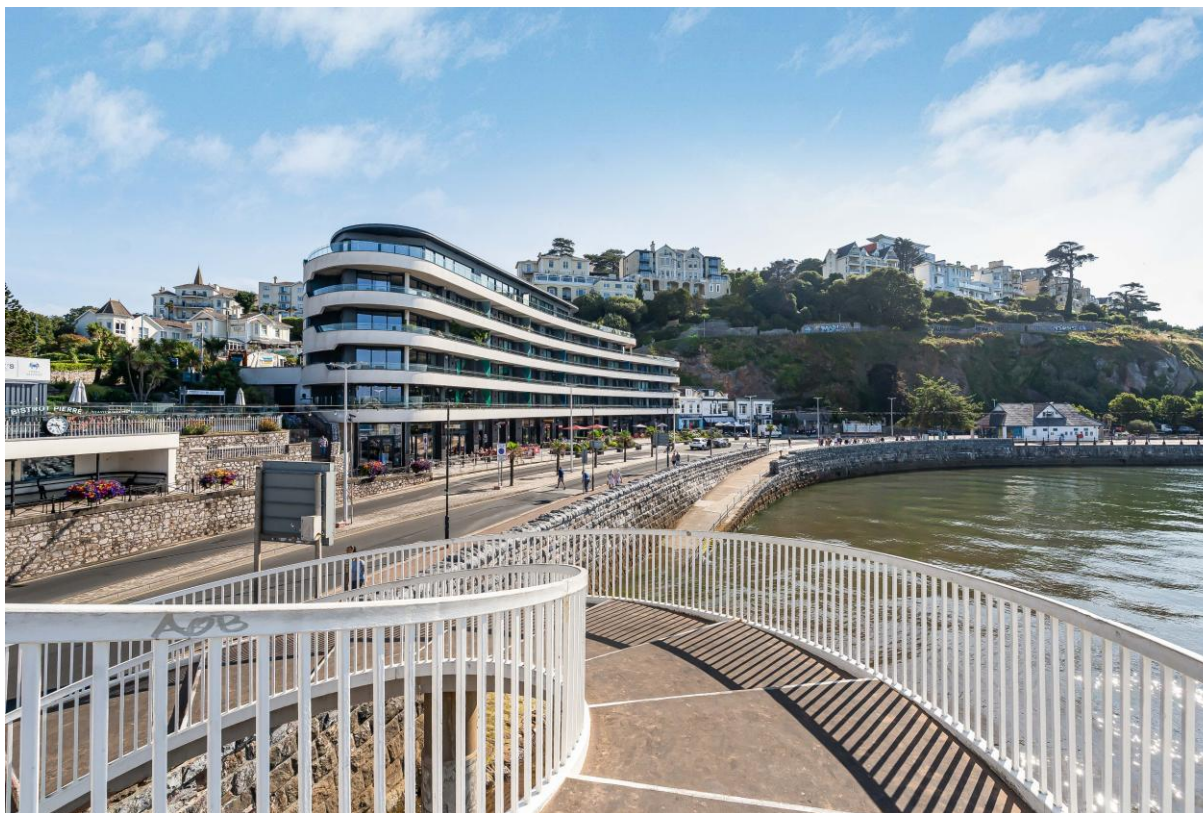
Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND The property is registered for business rates and is currently exempt from tax.

CURRENT MAINTENANCE/LEASE TERMS

£3,982.00 per annum, 199 year lease from 17/12/2018, lease expiry date 31/05/2213, 186 years remaining. Ground Rent £500 per annum.

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



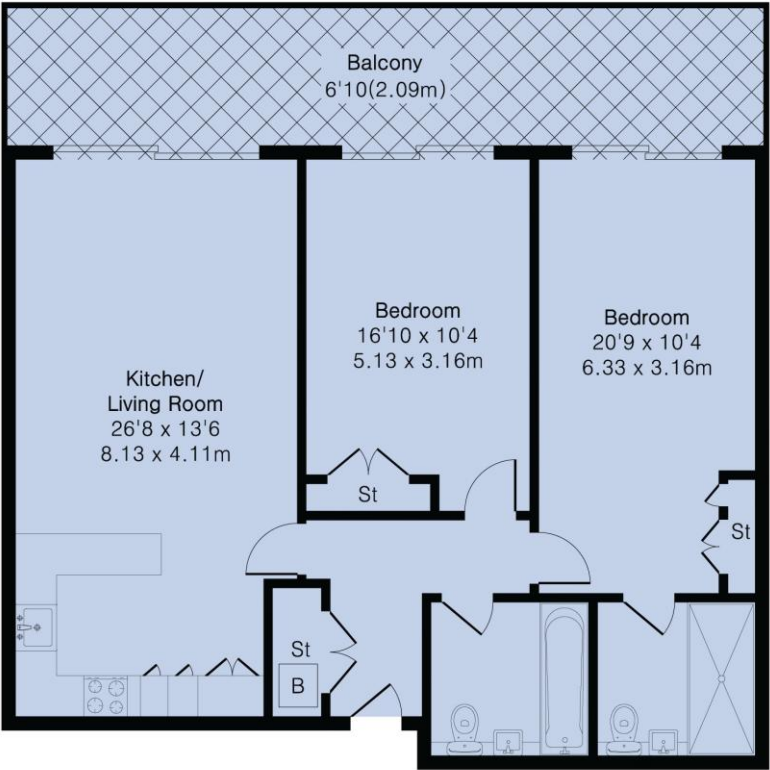




Approximate Gross Internal Area 973 sq ft - 90 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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.epcr.co.uk		



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.