



JOHN COUCH
THE ESTATE AGENT

6 Scottleigh Seaway Lane
Torquay Devon

£385,000 Leasehold



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Torquay Devon TQ2 6QG

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Well-presented first-floor apartment with two balconies, lift access, garage parking, two bedrooms with two bathrooms within sight and sound of Corbyn Head and the seafront promenade

Entrance hall ■ Kitchen ■ Living room
2 bedrooms ■ En-suite bathroom ■ Shower room
Two balconies ■ Garage ■ Visitors parking

FOR SALE LEASEHOLD

Occupying a first-floor position within a small purpose-built block, this well-presented apartment offers comfortable and nicely arranged accommodation, with the added convenience of both lift and stair access. The seafront promenade at Corbyn Head is just a few minutes' walk away.

The accommodation is well planned, with the kitchen having been cleverly adapted to incorporate part of the hallway, creating a well-appointed space with a pleasant outlook to the sea and a good range of fitted units. A doorway opens directly onto the balcony, while a breakfast bar provides a dedicated dining area making this both a practical and sociable room.

The sitting room is a well-proportioned dual-aspect room, with a side window bringing in additional natural light and a glazed door opening onto the balcony. The balcony provides a pleasant outside space and a natural extension to the living accommodation. Bedroom two also has the benefit of its own balcony, providing a further opportunity to enjoy the outside.

The principal bedroom is of good size and features a built-in wardrobe together with a stylish en-suite bathroom. Bedroom two is also well proportioned and is complemented by a separate shower room.

A single garage is positioned immediately adjacent to the entrance to the building, while visitor parking is also available.

LOCATION

Torquay enjoys a strong year-round appeal and a good balance between its coastal setting and the amenities of an established town. The seafront, harbour and marina are an important part of the town, with boating and yachting well established, while the centre provides a good choice of shops, cafés, restaurants and everyday services. The Princess Theatre, cinema, parks and gardens also add to the choice of things to enjoy throughout the year.

This apartment is particularly well placed to make the most of the town, with the promenade at Corbyn Head only a few minutes' walk away and Torre Abbey, its meadow and gardens, close by. The harbour, marina and town centre are also readily accessible, giving the property the advantage of being close to many of the amenities that make Torquay such an appealing place to live.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

For travelling further afield, the apartment is well placed for both road and rail connections. The South Devon Highway provides a direct link from Torquay to the A380 and onwards to Newton Abbot, Exeter and the M5, putting the wider South West within easy reach. Exeter also provides an international airport, while Plymouth and the wider South Hams are readily accessible by road.

For rail travel, Torquay station is within walking distance, with direct services to London Paddington and connections into the inter-city network at Newton Abbot for Exeter, Bristol and destinations further north, as well as services across the wider South West.

CURRENT MAINTENANCE AND LEASE

TERMS £2000 per annum. 999 year lease from 23rd July 1998, lease expiry date 24/7/2097, 917 years remaining.

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

CURRENT PROPERTY TAX BAND F (Payable 2026/2027 £3548.99)

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

BROADBAND Standard (ADSL) and Superfast (Cable) (Estimated Ofcom Data)

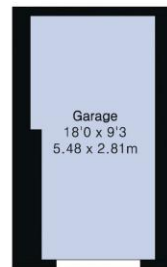




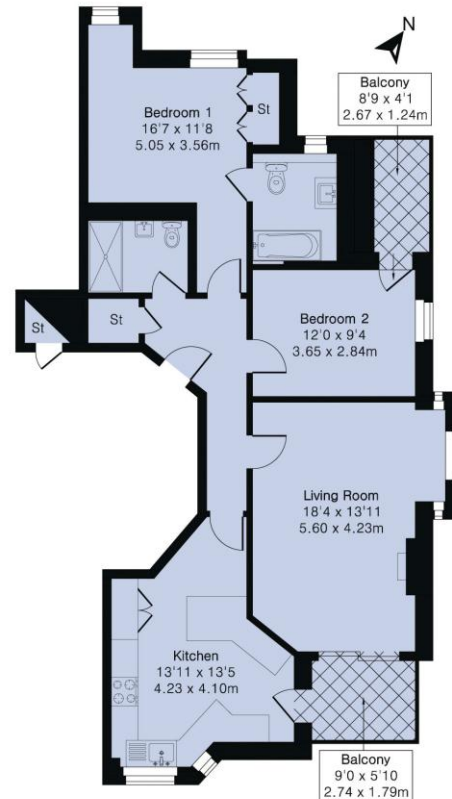


Approximate Gross Internal Area 922 sq ft - 86 sq m
(Excluding Garage)
 Garage Area 166 sq ft – 15 sq m

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92+1	A		
81-81	B		
69-60	C	78	80
55-50	D		
39-34	E		
21-26	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcru.com			



Garage



First 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.