



JOHN COUCH
THE ESTATE AGENT

6 La Rosaire Livermead Hill
Torquay Devon

£499,950 Leasehold



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With stunning views of the sea and coastline and a fabulous wrap around terrace the apartment forms part of a small, select award winning development

Entrance hall ■ Open plan living incorporating the kitchen
2 bedrooms ■ En-suite shower room ■ Shower room
Balcony ■ Allocated parking

FOR SALE LEASEHOLD

Occupying a prominent position on Livermead Hill, directly opposite Livermead Sands and the sweeping waters of Tor Bay, La Rosaire is an award-winning development of just nine apartments, where architecture, high-quality specification and an enviable coastal setting come together.

Apartment No. 6 is positioned on the first floor and has an attractive combination of space, outlook and outdoor living. Expansive glazing makes the most of its elevated coastal position, whilst a generous wrap-around balcony provides an extension to the living space and a vantage point across Tor Bay and its surrounding coastline.

The development is approached through a secure gated entrance, leading directly to the garaging, where lift access takes you directly to the residential floors. The garage has allocated spacing.

The accommodation is centred around a generous open-plan living area, with the kitchen, sitting and dining spaces arranged to create a sociable and contemporary heart to the apartment. The specification reflects the high standard of the development, including a fitted kitchen with Miele appliances and Quooker instant hot water tap, underfloor heating and an app-controlled smart home system.

The principal bedroom also has direct access to the balcony, together with its own en-suite, whilst a separate bathroom serves the second bedroom and the remainder of the apartment. The bedroom enjoys an aspect to the side looking back across the sea to the hillsides of the town.

THE DEVELOPMENT

La Rosaire was developed by Wyse Homes and designed by Zo Architects, with the architecture carefully considered to respond to its prominent coastal position. Clean contemporary lines, extensive glazing and strong architectural detailing give the development a distinctive presence on Livermead Hill, whilst the design has been carefully integrated into its surroundings.

The quality of the development was recognised at the 2025 LABC South West Building Excellence Awards, where La Rosaire was named regional winner of Best Medium Volume New Housing Development.

LOCATION

The development sits at the foot of Livermead Hill, with the seafront and promenade close at hand, whilst Torquay's harbour, marina and town centre are readily accessible.

VIEWING BY APPOINTMENT ONLY

The area also provides a good choice of local amenities, with shops, cafés and everyday facilities within easy reach.

For leisure, the surrounding area offers plenty of opportunity to enjoy the coast and countryside. Cockington Country Park is close by, providing extensive woodland and parkland, including the meadow walk through the valley to Cockington village.

Torquay combines the character of a traditional seaside town with the facilities of a year-round community. The harbour and marina provide a focal point for restaurants, cafés and shops, with the Princess Theatre, Torre Abbey and its gardens, beaches and promenade adding to the attractions. There is also a varied programme of events throughout the year, ensuring the town remains active beyond the summer months.

CONNECTIVITY

Torquay railway station is approximately 600 metres away, providing direct services towards Newton Abbot and connections onwards through the wider rail network including a direct rail service to London Paddington. By road, the South Devon Highway provides a straightforward route joining with the A38 and onwards to the M5 motorway. Exeter, with its cathedral, shopping and restaurants, is readily accessible, while Exeter Airport provides national and international connections.

CURRENT MAINTENANCE AND LEASE

TERMS £2111.11 per annum. 999 year lease to be granted at point of sale from and including 25/12/2023.

BUILDING WARRANTY 10 year warranty with ICW (from 2024)

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

CURRENT PROPERTY TAX BAND TBC

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

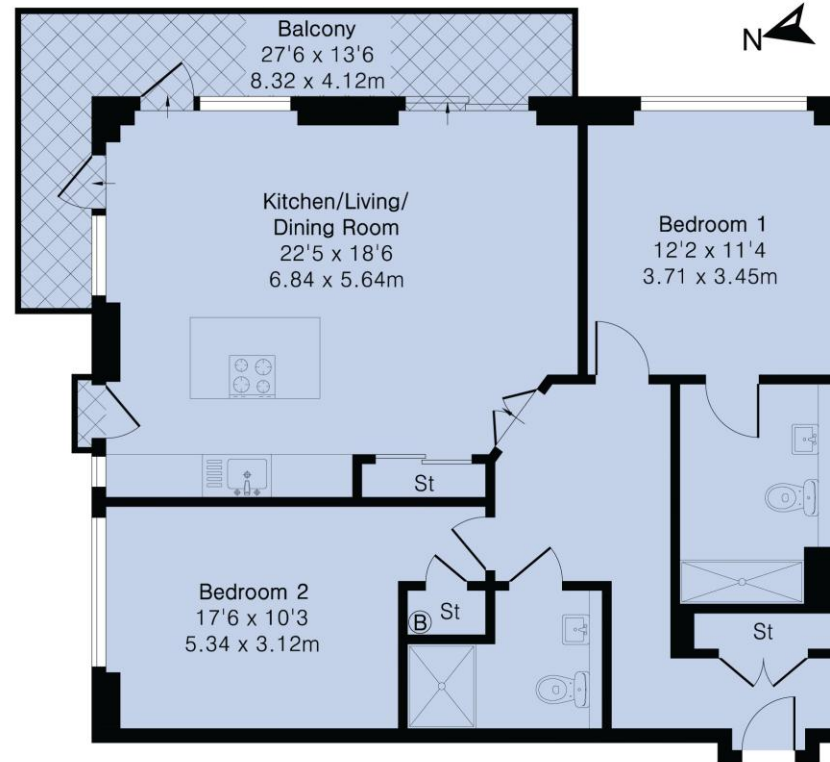






Approximate Gross Internal Area 958 sq ft - 89 sq m

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epcreu.com		



First Floor



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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