



JOHN COUCH
THE ESTATE AGENT

31 Meadwood St Marks Road
Torquay Devon

£250,000 Leasehold



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Torquay Devon TQ1 2EH

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With an appealing location close to Meadfoot Beach and with views of the sea, the apartment forms part of an established and well regarded development sitting in established grounds creating a pleasing ambience

Entrance hall ■ Living/dining room ■ Kitchen
2 bedrooms ■ En-suite shower room ■ Bathroom
Balcony ■ Garage

FOR SALE LEASEHOLD

Set within the well-established and highly regarded development of Meadwood, this second-floor apartment occupies a particularly appealing position close to Meadfoot Beach. Meadwood sits within the Lincombes Conservation Area and is surrounded by mature, well-tended landscaped gardens which provide an attractive setting and a good degree of greenery around the three apartment buildings.

From the apartment there are pleasant views across the grounds and over the wooded slopes of Lincombe Hill continuing towards the sea and the coastline.

From the entrance hall a door opens to the dining room which extends to the living room where a large bay window provides an excellent vantage point from which to enjoy the outlook.

The kitchen is comprehensively fitted and also enjoys a view towards the sea, whilst the principal bedroom is positioned to the rear and has the benefit of an en-suite shower room together with its own balcony looking to the rear of the development. A second bedroom and separate bathroom complete the accommodation.

The apartment has been partly updated, including the kitchen and bathroom, whilst the remaining interiors now offer an opportunity for a new owner to refresh and personalise the accommodation to their own taste. It has the benefit of a single garage, with access to the apartment by stairs to the second floor.

LOCATION

Meadfoot Beach is within walking distance, with the beach, café and access to the South West Coast Path all close at hand. The opposite direction leads to the harbour and seafront of the town, bringing the marina, restaurants, cafés, shops and the wider range of amenities found around the harbourside. Wellswood is close by where its village style community offers a selection of shops, cafés, restaurants and everyday conveniences confirm this as a well-established and popular part of Torquay.

In addition to life beside the sea Torquay provides a good range of shopping, healthcare and other everyday amenities, including theatres, cinemas and a programme of events throughout the year making it a particularly appealing place to live, with the added benefit of the coast on the doorstep.

VIEWING BY APPOINTMENT ONLY

CONNECTIVITY

The South Devon Highway provides a fast and direct connection from Torquay to the A38 and onwards to the M5, opening up the wider South West and beyond. Torquay offers a direct rail service to London Paddington, linking with the inter city network at Newton Abbot for services to Exeter, Bristol and the North of England.

SERIVCES 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 D (Payable 2026/2027 £2456.99)

CURRENT MAINTENANCE AND LEASE

TERMS £1975.68 per annum. 199 year lease from 19/09/1976, lease expiry date 29/09/2175, 149 years remaining. Owners own a share of the freehold. Well behaved pets are allowed by permission.

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

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

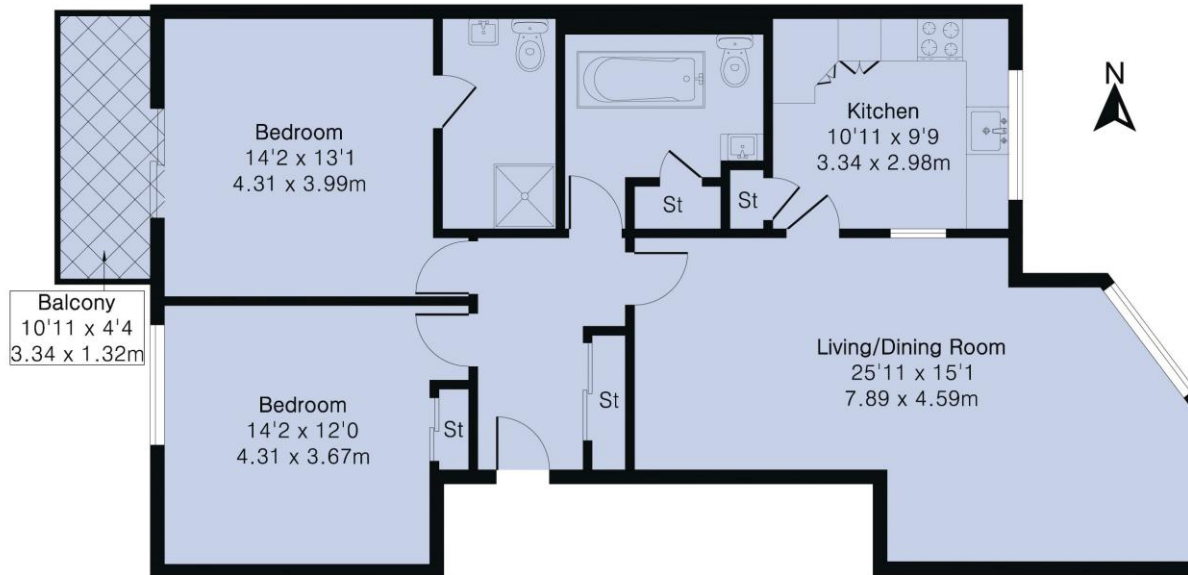






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epcru.com		

Approximate Gross Internal Area 999 sq ft - 93 sq m



Second 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.