

JOHN COUCH
THE ESTATE AGENT

18 Lisburne Place Lisburne Square
Torquay Devon

£395,000 Freehold



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An attractive three-storey home, recently refurbished to create a fresh, contemporary interior, combining smartly presented accommodation with the convenience of a modern development and no onward chain

Open plan living/dining/kitchen ■ Cloakroom
2 first floor bedrooms ■ Bathroom
Second floor bedroom with en-suite bathroom
Small courtyard ■ Single garage

FOR SALE FREEHOLD
Forming part of a small, modern development of town houses and apartments, built by Midas Homes and approached from Lisburne Square, this attractive three-storey home has recently undergone a programme of refurbishment, resulting in a smartly presented property with a contemporary feel, ready to move into with no onward chain.

The accommodation has been redecorated throughout in a neutral colour palette, complemented by quality laminate flooring to the ground floor and new carpeting elsewhere. The ground floor is arranged around an open-plan living room, extending into a smart newly fitted kitchen with crisp white-fronted units and fitted appliances. A door opens onto a small rear courtyard, with access through to the rear of the development and to the property's single garage (No 18). A cloakroom completes this level.

The first floor provides two bedrooms served by a bathroom, whilst a further staircase rises to the second floor, where the third large bedroom benefits from its own en-suite shower room.

LOCATION
Lisburne Place is particularly well positioned between the established residential neighbourhood of Wellswood and Torquay's harbourside, just off Babbacombe Road. Lisburne Square is close by, providing a selection of local amenities including a restaurant, hair salon and convenience store, whilst a regular bus service along Babbacombe Road connects with the town centre and surrounding areas.

Wellswood is within easy reach, offering a mix of independent shops, cafés, restaurants and everyday amenities, together with a well-established community atmosphere. Equally accessible is Torquay's harbourside, where the marina, waterfront restaurants, cafés and shops provide an attractive setting.

Torquay offers an appealing combination of coastal living and established town amenities. Its sheltered bay, sandy beaches and marina are complemented by a good choice of shops, restaurants, theatres and leisure facilities, with golf courses, coastal walks and the surrounding South Devon countryside and neighbouring towns of Torbay easily accessible.

CONNECTIVITY
Torquay railway station provides direct services to London Paddington, whilst Newton Abbot offers a wider range of mainline connections, including Exeter, Bristol and destinations further north. By road, the South Devon Highway links with the A380 and onward access to Exeter and the M5 motorway network. Exeter International Airport is also within comfortable driving distance, providing domestic and international connections.

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

SERVICE CHARGE £289.64 per annum to cover maintenance of communal parts

CURRENT PROPERTY TAX BAND D (Payable 2026/2027 £2456.99)

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

VIEWING BY APPOINTMENT ONLY



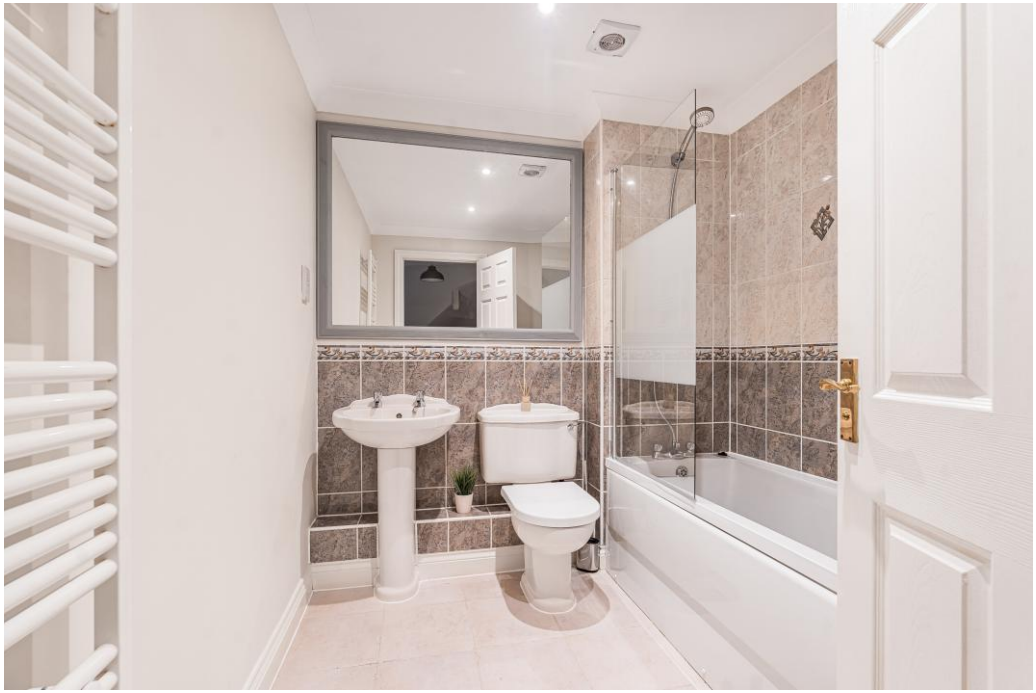










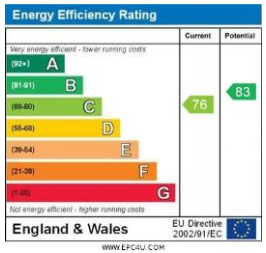


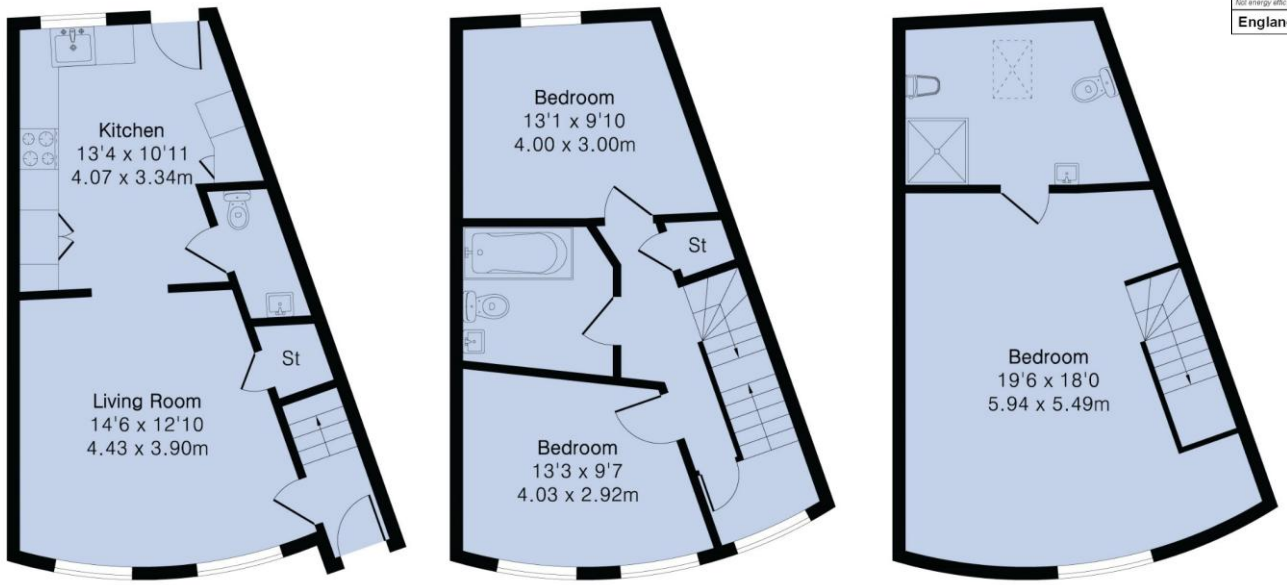




Approximate Gross Internal Area 1161 sq ft - 108 sq m

Ground Floor Area 391 sq ft – 36 sq m
First Floor Area 385 sq ft – 36 sq m
Second Floor Area 385 sq ft – 36 sq m





Ground Floor | First Floor | Second Floor

PINKPLAN

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.

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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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JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

Zoopla rightmove

www.johncouch.co.uk

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