

JOHN COUCH
THE ESTATE AGENT

2 Corbyn Lodge Torbay Road
Torquay Devon

£625,000 Leasehold


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Torquay Devon TQ2 6QH

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An individually styled and beautifully presented apartment, forming part of an exclusive collection of just six homes, with a prime position at Corbyn Head and far-reaching sea views

Entrance hall ■ Kitchen/dining room ■ Living room ■ Study
2 bedrooms ■ En-suite shower room ■ Shower room
Second floor ■ Bedroom ■ Shower, bath, WC
Roof terrace ■ Secure gated entrance/parking

FOR SALE LEASEHOLD
Forming part of an exclusive development of just six homes, comprising four apartments within the original Victorian villa and two new build properties to the rear, this exceptional apartment occupies an enviable position immediately adjoining the seafront at Corbyn Head. Individually accessed via its own front door, the apartment is beautifully presented and has been thoughtfully put together, with an individual style and attention to detail. A flight of stairs rises to the first floor, where the principal accommodation takes full advantage of the outstanding views across Tor Bay.

The kitchen/dining room is fitted with an extensive range of units incorporating a central island, together with ample space for dining. A large bay window captures the far-reaching views across the bay, a feature continued in the adjoining living room, which has a deep bay window and two further windows to the westerly aspect. Both rooms are generously proportioned and enjoy an exceptional outlook.

The principal bedroom has fitted furniture and an en-suite bathroom, whilst bedroom three is positioned to the opposite side of the accommodation and opens into a useful study/dressing room, also incorporating fitted furniture. A separate shower room is conveniently positioned adjacent.

A staircase rises to the second floor, where a further bedroom is complemented by a cleverly arranged bathroom incorporating a bath and separate shower, together with a separate cloakroom. There is also access to loft storage at this level.

A further short flight of stairs leads to an unexpected feature of the apartment - a private roof terrace. Here, the views open up to an almost 360-degree panorama, taking in the full sweep of Tor Bay, the surrounding coastline and open sea. Sheltered and private, it provides an exceptional setting for outdoor relaxation.

The development is approached through a gated entrance, with the apartment benefiting from private parking for two cars. There is also a communal garden with a terrace to the front.

LOCATION
Occupying a prime seafront position opposite Corbyn Head, the apartment is ideally placed for the promenade leading to Torre Abbey Sands, with the historic Torre Abbey and its gardens and ground close by. Continuing along the seafront, the route takes you towards the marina and harbourside, with its choice of restaurants, cafés and waterside attractions.

In the opposite direction, a pleasant walk leads towards the open green spaces of the water meadows and onwards to Cockington, with its historic thatched village, country park and woodland walks.

VIEWING BY APPOINTMENT ONLY

Torquay is an established coastal town offering an excellent quality of life, combining its attractive seafront setting with a range of shops and everyday amenities. There is plenty to enjoy, from the beaches and waterfront to the surrounding countryside, together with a choice of leisure and recreational facilities. The town also benefits from a theatre, cinema, hospital and a range of healthcare services, making it an appealing place to live throughout the year.

CONNECTIVITY
Torquay railway station is within a short walk, with a direct rail service to London Paddington linking with the inter city network at Newton Abbot. The South Devon Highway provides access to the A380 and onward connections to Exeter and the M5, whilst Exeter International Airport is within comfortable driving distance.

CURRENT MAINTENANCE/LEASE TERMS
£2500 per annum. 999 year lease from 16/01/2014, lease expiry date 01/02/3006, 979 years remaining.

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 F (Payable 2026/2027 £3548.99)

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








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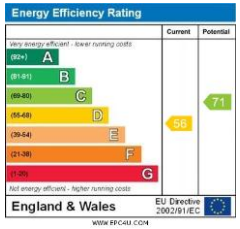

Approximate Gross Internal Area 1762 sq ft - 164 sq m

Ground Floor Area 64 sq ft – 6 sq m

First Floor Area 1224 sq ft – 114 sq m

Second Floor Area 474 sq ft – 44 sq m



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.