



20 Thatcher View Middle Lincombe Road  
Torquay Devon

**£425,000 Leasehold**





20 Thatcher View Middle Lincombe Road  
Torquay Devon TQ1 2AW

£425,000



**Top floor apartment enjoying stunning sea views,  
forming part of a unique development designed for  
retirement living**

Entrance hall ■ Open plan living area incorporating lounge, dining room and kitchen ■ Terrace(s)  
2 bedrooms ■ En-suite shower room ■ Separate shower room  
Allocated parking space  
Communal gardens for the residents enjoyment

**FOR SALE LEASEHOLD**

With stunning sea and coastal views, the apartment forms part of a collection of 23 coastal homes, arranged over three levels, designed for retirement living. Thatcher View is within the environment of the Lincombe Manor Retirement Village and offers a unique concept of living allowing for a completely independent lifestyle or providing a level of service tailored to individual needs. Centered around the community is the Club, open to residents and selected members, with a range of facilities for dining and entertainment. At the heart of the development is The Manor House, one of Torquay's signature villas, with outside terraces for enjoyment of the quiet environment. with a range of facilities for dining and entertainment. For later needs, set within the wooded grounds, is a care home.

Situated to the top floor, accessed by lift or stairs, the apartment offers contemporary architectural features and is finished to a high standard. The main living area is open plan and incorporates a well appointed kitchen, opening to a large terrace capturing the sea views. The principal bedroom opens to a second terrace looking towards Thatcher Rock with bedroom two also looking to the sea. Both shower rooms have stylish features, with the apartment benefitting from under floor heating served by an individual gas fired boiler. A communal terrace is accessed from the top floor with a residents gym also on this floor. The apartment has an allocated parking space.

Thatcher View (Lincombe Manor Retirement Village) is situated in Middle Lincombe Road with Wellswood, sought after for its village style ambience and community of shops, restaurants and the parish church of St Matthias, in the near vicinity. Meadfoot Beach is close by giving access to the South Devon Coastal footpath.

With a stunning coastline, beaches and coves, Torquay is a pleasant town for enjoyment of seaside living, its sheltered sailing waters ideal for water sports enthusiasts.

**VIEWING BY APPOINTMENT ONLY**

Opportunities exist for leisure activities, shopping experiences include independent stores, galleries and of out of town shopping centres, an ever improving dining culture has restaurants ranging from beach front cafes to restaurants for fine dining.

The excellent communications links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and the International airport at Exeter provides a gateway to destinations further afield.

Hardwood front door into **ENTRANCE HALL** Cupboard housing the Glowworm gas fired central heating boiler, light. Cupboard with shelves, light, trip switch fuse box. Inset ceiling lights.

#### **OPEN PLAN LIVING AREA (LOUNGE)**

Telephone point. Double glazed door, side panel, opening to the **TERRACE** stainless steel and glass balustrading, taking in the views looking across Tor Bay to Berry Head, Brixham and the surrounding coastline, external lighting. **(DINING ROOM)** Double glazed window taking in the sea views. Inset ceiling lights.

**(KITCHEN)** Polished granite work tops on three sides, high gloss ivory coloured units beneath and over, two with glass doors. Four ring electric ceramic hob, stainless steel extractor hood over, built-in Beko electric fan oven, Caple browning microwave over, cupboard over, pan drawer beneath. Under mounted stainless steel sink, mixer tap, Beko integrated dishwasher, plumbed Beko washer/dryer. Integrated fridge/freezer. Inset ceiling lights. Ceramic tiled floor.

**BEDROOM (1)** Double glazed door, side panel, opening to the **TERRACE** taking in the views towards Thatcher Rock and the distant sea horizon of the English Channel. Built-in double wardrobe, double hanging rails, chest of drawers.

**DRESSING AREA** Built-in wardrobe with hanging rail and shelf. **EN-SUITE SHOWER ROOM** Fully tiled walls. Wide walk-in shower, glass screen, plumbed shower unit, wall mounted wash basin, mixer tap, cosmetics cupboard with mirror door, internal shaver socket, light over, WC with concealed cistern. Chrome electrically heated ladder style towel rail. Extractor fan. Inset ceiling lights. Ceramic tiled floor.

**BEDROOM (2)** Double glazed window taking in the views towards Thatcher Rock and the distant sea horizon.

**SHOWER ROOM** Fully tiled walls. Shower cubicle, sliding glass door, plumbed shower, wall mounted wash basin, mixer tap, cosmetics cupboard with mirrored door, internal shaver socket, light over, WC with concealed cistern. Electrically heated ladder style towel rail. Inset ceiling lights. Ceramic tiled floor.

**OUTSIDE** The apartment forms part of the Lincombe Manor Retirement Village and enjoys the benefits of the village, including membership of the Club and use to the gardens and grounds. Allocated parking space.

**CURRENT MAINTENANCE/LENGTH OF LEASE** £5,922.34 per annum, remaining period of 125 year lease from 2013. Ground rent £420 per annum. It is a term of the lease that one of the occupants has to be 60 years of age or over.

**SERVICES** Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired under floor heating.

**CURRENT PROPERTY TAX BAND F**  
(Payable 2022/2023 £2,929.93)

**VIEWING** By appointment with the Vendors Agents

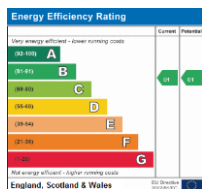
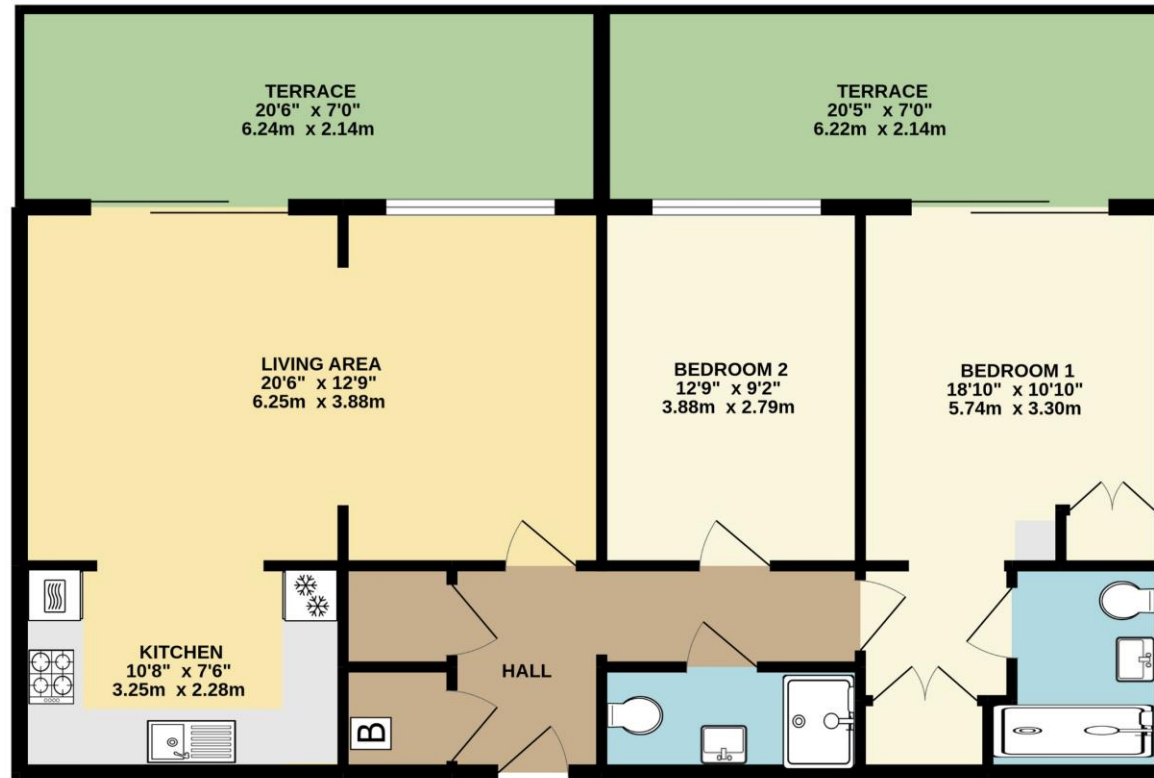








20 THATCHER VIEW  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.