



**JOHN COUCH**
THE ESTATE AGENT

5 Brookesby Hall
Hesketh Road Meadfoot Torquay Devon
£250,000 Leasehold

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Hesketh Road Meadfoot Torquay Devon TQ1 2LN

£250,000



Close to Meadfoot beach this two-bedroom period apartment has parking, three balconies and fine southerly views into Tor Bay and the surrounding area

Sitting/dining room
Kitchen ■ 3 balconies
2 bedrooms ■ 2 Bathrooms (one en-suite)
Parking space ■ Residents gardens

FOR SALE LEASEHOLD

Converted from a Victorian Villa approximately 22 years ago the apartment offers well-planned accommodation. Set at the top of this fine period building the apartment has two double bedrooms, two bathrooms, separate sitting room and kitchen, three balconies with sea views plus allocated parking and communal gardens.

LOCATION

Brookesby Hall is to be found in the Lincombes conservation area and within easy reach of Meadfoot Beach with its waterside beach café and colourful beach huts. From the beach, the road winds through the Ilsham Valley to the village style community at Wellswood which offers good local amenities with church, village school, pub, restaurants, cafes and shops.

OUTSIDE

Directly from Hesketh Road a driveway leads to the parking area where a space is allocated for this apartment. Steps lead to the communal gardens which have an abundance of mature shrubs, palms and trees and a level area of lawn.

INTERIOR

This apartment is approached through an impressive lychgate style entrance where the original staircase rises from the communal hallway to the second floor.

The well-planned accommodation would now benefit from a little updating but provides excellent space with good sea views. There is a fully fitted kitchen with integrated appliances and space for dishwasher and washing machine. The sitting room has superb views of Tor Bay seen through the full-length double-glazed French doors which open to a small balcony.

The principal bedroom has full-length double-glazed French doors framing the bay views and opening to a small balcony. This room also has an en-suite shower room and built-in double wardrobe. There is a further double bedroom, again with full length double-glazed French doors where a long balcony enjoys pleasant easterly views over the surrounding area continuing towards Tor Bay. A family bathroom and hallway storage cupboard complete the accommodation.

AREA

Set at the very heart of the English Riviera on the South Devon Coast, Torquay is a thriving seaside town that retains much traditional charm spectacular coastline, sandy beaches, iconic palm trees, historic pier and an international marina. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco. The closest beach to the property is found at Meadfoot, offering opportunities for seaside activities. Communication 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.

CURRENT MAINTENANCE/LENGTH OF LEASE

£1,200 per annum, remaining period of 199 year lease from 1999.

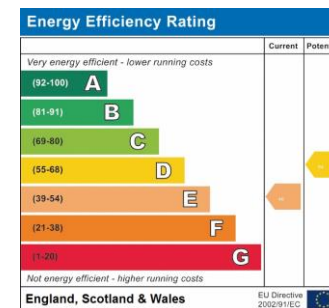
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators. **CURRENT PROPERTY TAX BAND D** (Payable 2023/2024 £2132.74).

VIEWING BY APPOINTMENT ONLY





5 BROOKESBY HALL
689 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.1 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.