



JOHN COUCH
THE ESTATE AGENT

8 Marine Palms
Warren Road Torquay Devon
£500,000 Leasehold



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Torquay Devon TQ2 5TT

£500,000



A beautifully presented two bedroom apartment designed to encapsulate coastal living with panoramic south westerly views across Tor Bay, two terraces and secure parking

- Panoramic bay views ■ Two terraces ■ Underfloor heating
- Sitting/dining room ■ Kitchen
- Two double bedrooms ■ Two bathrooms
- Secure undercover parking ■ Communal grounds

FOR SALE LEASEHOLD

Marine Palms was formed from the successful conversion of a Victorian Villa with contemporary extensions to provide just 14 high specification apartments, with secure under-cover parking.

Originally built c1870 with a Blue Plaque to Lord Bulwer-Lytton signalling an illustrious previous resident, the property was operating as a successful hotel (Roselands) before its transformation in 2007.

The development is now the epitome of relaxed seaside living with enviable south westerly views across the beach at Abbey Sands, Tor Bay and the surrounding area.

LOCATION

Located within the Belgravia Conservation Area, Warren Road is a pleasant tree lined road set above the marina where pathways wind down the hill towards the harbour, beach, theatre and facilities of the town, Torquay station and local buses are within easy reach.

INTERIOR

From Warren Road, the entrance to Marine Palms is through the original projecting porch where a step rises to the front door which opens to a vestibule and inner hallway giving level access to the front door to this apartment.

From the hallway your eyes are immediately drawn through to the living room and the spectacular views which are framed by full length doors to the terrace. This room is part of the original villa where the high ceilings and scale of the room give a sense of grandness and provide a superb living space.

This generous room provides ample space for comfortable furniture for relaxation as well as table and chairs for dining.

Adjacent to the living room is the kitchen which has been fitted with a range of contemporary style wall and base units with contrasting countertops. There is an integrated sink and space for a range cooker, fridge freezer and washing machine.

The principal bedroom also has sizeable proportions and from here the same far reaching coastal views are displayed through the full length windows and doors that open to the second terrace. The room has fitted wardrobes to one wall with space for lounge chairs from which to enjoy the view. The en-suite shower room has double sinks and a large walk-in shower.

VIEWING BY APPOINTMENT ONLY

From the inner hallway bedroom two has a window to the front aspect and a wardrobe niche that provides hanging space with ample room for dressing table and chair. Completing the accommodation is a superb family bathroom where the bath has a shower over and there is a window to the front aspect.

OUTSIDE

Accessed from the living room is a large, covered terrace and from the principal bedroom is a further open terrace, both of these linked outside spaces have spectacular south-west views across the beach at Abbey Sands and around the bay to Goodrington and Brixham. The terraces provide space for sun loungers and table and chairs, perfect for al-fresco dining and from where you can soak up the available sunshine and ever changing sea views.

From the front of the building security gates open to a parking garage that sits below the development where there is an allocated parking space. Within the building is a private secure storage room and there are communal grounds where a pathway leads to a lockable garden door that gives access to a public footpath that winds down the hillside to the famous rock walk and onto the seafront esplanade.

AREA

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired boiler with underfloor heating. Air conditioning to the living room and principal bedroom.

CURRENT PROPERTY TAX BAND F (Payable 2024/2025 £3225.23)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Ofcom Data)

BROADBAND Standard and Superfast available (Openreach) (Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £2987.00 per annum including ground Remaining period of 999 year lease from 2007, lease expiry date 1/12/3006.

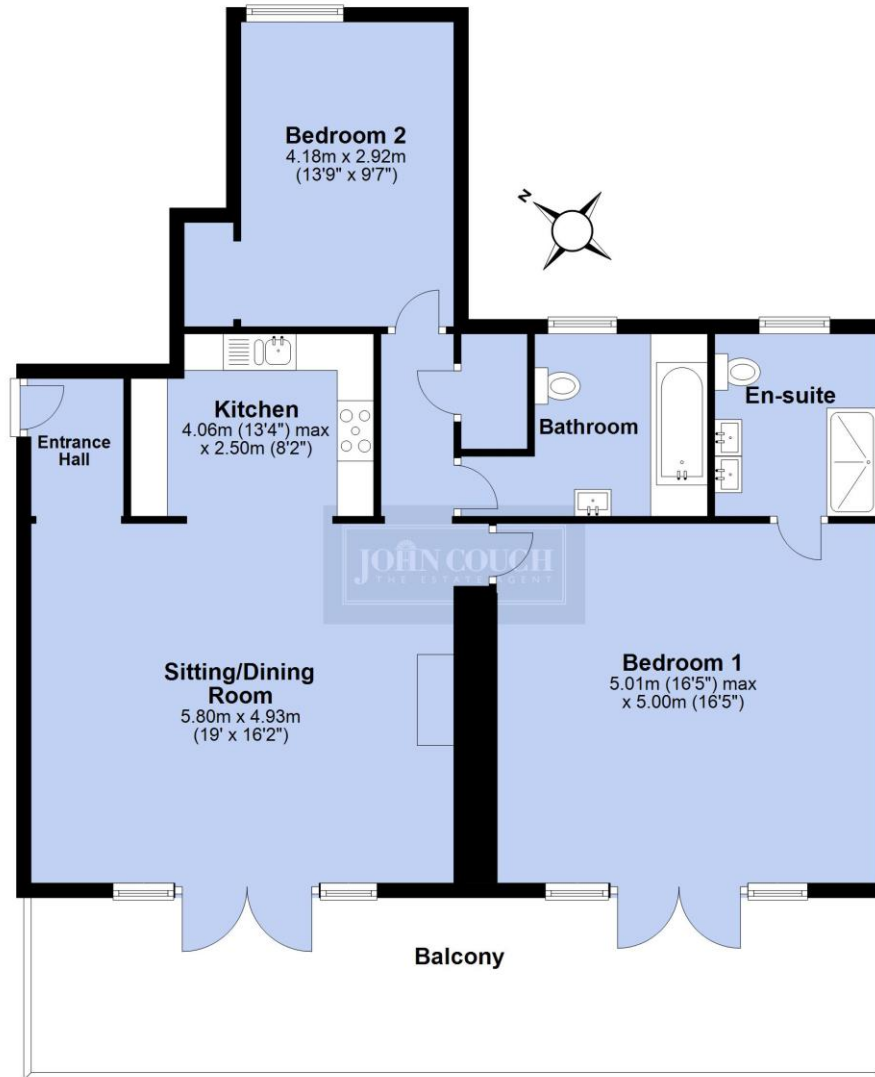
GENERAL GUIDANCE Shorthold tenancy agreements and pets are allowed, but holiday letting is not permissible. (Subject to confirmation by the Management Company).





Ground Floor

Approx. 99.9 sq. metres (1075.3 sq. feet)



Total area: approx. 99.9 sq. metres (1075.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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.