



**JOHN COUCH**  
THE ESTATE AGENT

32 The Headlands  
Cliff Road Torquay Devon  
**£750,000 Leasehold**







32 The Headlands Cliff Road  
Torquay Devon TQ2 6SW

£750,000



Epitomising seaside living, the apartment is of duplex style, forming part of an exclusive development, capturing panoramic sea and coastal views

Reception hall ■ Bedroom (3) with balcony and en-suite shower bathroom  
Shower room ■ Bedroom (2)/dining room ■ Kitchen ■ Sitting room ■ Balconies to the south and west  
First floor accommodation ■ Bedroom (1) with balcony and en-suite bathroom ■ Bedroom (4)  
Single garage ■ Lawned gardens for the residents enjoyment

#### FOR SALE LEASEHOLD

With spectacular views and of duplex style, the apartment epitomises seaside living, capturing the open sea to the distant horizon of the English Channel, the sheltered waters of Tor Bay, the hillsides of the town to the east and the coastline of coves and hillsides to the south and west.

The Headlands is an exclusive development sitting in lawned gardens, beautifully maintained, the development carefully managed by the residents and with the benefit of a maintenance manager. With lift or stair access the apartment is situated to the third floor, the accommodation internally arranged over two floors. The front door opens to a hallway, with bedroom (3) having an en-suite bathroom opening to a balcony positioned to the westerly aspect, bedroom (2)/dining room, separate shower room, kitchen and sitting room capturing the views opening to two balconies.

Stairs rise to the first floor, bedroom (1) opening to a balcony and with an en-suite bathroom, the accommodation concluding with bedroom (4). A further attribute of this property is walk in access to roof storage. Secure parking is offered by a garage accessed from the external car park area, with further parking available for visitors.

Cliff Road is a residential cul-de-sac, found just off Torbay Road and with direct access to Institute Beach. The location is well placed for either Torquay or Paignton, each of the towns offering a full range of amenities, local shops can be found at Livermead and Preston, with walks close by leading to Hollicombe Gardens and Hollicombe Beach, forming part of the South West Coastal footpath leading to Preston with Paignton beyond.

The location is also well placed for Torquay station, with its direct rail service to London Paddington, linking with the inter-city network at Newton Abbot. Bypassing the village of Kingskerswell, the South Devon Highway provides quick access to the M5 motorway and to Exeter

Front door into **RECEPTION HALL** Linen cupboard housing the hot water cylinder. Door entry phone. Cupboard. Two wall light points. Night store heater.

VIEWING BY APPOINTMENT ONLY

**BEDROOM (3)** Double glazed patio doors opening to the **BALCONY** with views towards Livermead, double glazed window to the side with an open aspect overlooking the balcony. Three built-in wardrobes with folding doors, hanging rail and shelves. Two wall lights points. Night store heater. **EN-SUITE BATHROOM** Double glazed window, obscure glass. Bath set into a curved recess, shower attachment, tiled surrounds, shower rail and curtain, pedestal wash basin, shaver socket, mirror with illumination over, low level WC. Small wall mounted chrome towel rail. Wall mounted convector heater.

**SHOWER ROOM** Large shower cubicle, shower unit, low level WC, tiled surround, pedestal wash basin, mirror with illumination. Wall mounted towel rail. Wall mounted dimplex heater. Extractor fan.

**BEDROOM (2)/DINING ROOM** Double glazed windows with views towards Livermead. Double wardrobe/cupboard with hanging rail. Two wall light points, coved ceiling. Night store heater.

**KITCHEN** Double glazed window with views towards Livermead. Wood laminate effect work tops, units beneath and over, illumination beneath, tiled surrounds. Neff induction hob, extractor hood over, Neff oven, Zanussi microwave over. Integrated fridge/freezer. AEG built-in washer/dryer. Inset sink, built-in Neff dishwasher. Dimplex heater.

**SITTING ROOM** Double glazed sliding door opening to a **BALCONY** capturing views across Tor Bay in a southerly direction looking towards Berry Head and the surrounding coastline, further sliding door opening to a **BALCONY** enjoying a view to the open sea. External staircase rises to the first floor. Five wall light points, coved ceiling. Three radiators. Under stairs storage.

**FIRST FLOOR ACCOMMODATION** Staircase rises to the first floor landing. Two wall light points. Entry telephone.

**BEDROOM (1)** Double glazed window looking towards Berry Head and Paignton, double glazed sliding door opening to a **SMALL BALCONY** taking in the views of the open sea, staircase descending to the lower balcony. Built-in wardrobe with three folding doors, hanging rail and shelf. Wall light points. Radiator. Linen cupboard with cylinder. **EN-SUITE BATHROOM** Bath in tiled recess, shower over, bidet, low level WC, tiled shelf, pedestal wash basin, mirror. Wall mounted towel rail. Dimplex wall heater. Shelves and cupboards.

**BEDROOM (4)** Double glazed windows looking across Tor Bay towards Berry Head. Coved ceiling. Wall mounted electric heater. Walk-in cupboard. Access to roof storage.

**OUTSIDE** Cliff top lawned gardens for the residents enjoyment. **SINGLE GARAGE** (No. 32).

**CURRENT MAINTENANCE/LENGTH OF LEASE** Approximately £5369.22 per annum to include buildings insurance and water rates, remaining period of 199 year lease for 2008.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations.

**CURRENT PROPERTY TAX BAND G** (Payable 2019/2020 £3003.07).

**VIEWING** By appointment with the Vendors Agents

**NOTE** In view of the fact this is a cliff top property a recently commission geo-technical survey has been carried out.























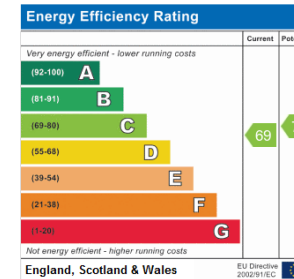
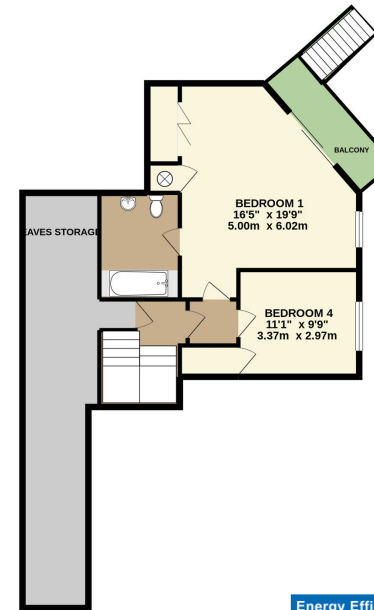




GROUND FLOOR  
1362 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA: 2179 sq.ft. (202.5 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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