



JOHN COUCH
THE ESTATE AGENT

21 The Headlands Cliff Road
Torquay Devon
£230,000 Leasehold



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Torquay Devon TQ2 6SW

£230,000



Forming part of an exclusive residential development, the apartment is situated to the second floor taking in views looking to Livermead and the sea

Entrance hall ■ Living room ■ Balcony ■ Kitchen
2 bedrooms ■ En-suite bathroom ■ Shower room
Allocated external parking space
Cliff top lawned gardens for the residents enjoyment

FOR SALE LEASEHOLD

The apartment forms part of an exclusive cliff top development and is situated to the second floor, reached by lift or stairs, positioned to the entrance side of the building taking in views looking to the hillsides of Livermead, to the promenade and to the sea. The Headlands sits in lawned gardens for the exclusive use of the residents, with immediate panoramic views across Tor Bay looking to Brixham and Berry Head taking in the distant sea horizon and the picturesque coastline of coves and hillsides. The accommodation has the benefit of a balcony capturing the views looking towards Livermead and the sea and offers a kitchen, living room, principal bedroom with en-suite bathroom, bedroom two and separate shower room. There is an external (allocated) parking space together with parking for visitors.

A well established residential cul-de-sac, Cliff Road is to be found just off Torbay Road well placed for either Torquay or Paignton where can be found a full range of amenities for shopping, entertainment and dining. Local shops can be found at Livermead and Preston, with the woodland and valley walks of Cockington in the near vicinity, leading to the Country Park and picturesque village of thatched cottages. The quiet cove of Institute Beach, next to Livermead Sands, is reached by steps from Cliff Road and is within just minutes of the apartment. Torquay railway station is in the neighbourhood linking to the inter-city network at Newton Abbot giving excellent access to Exeter, London and the North of England.

Front door, spy hole, into **ENTRANCE HALL** Wall mounted entry telephone. Two cloaks cupboards, hanging rail, shelf, one housing the fuse box. System seven electric heater. Linen cupboard housing the hot water cylinder, shelves.

LIVING ROOM Double glazed window with views towards Livermead, double glazed door opening to the balcony. Feature fire surround, marble inset and hearth. Coved ceiling, two centre light points. System 7 electric heater.

BALCONY with wrought iron balustrading taking in the views to the side looking towards Livermead Beach and the surrounding area.

KITCHEN Window with blind looking into the living room. Work tops on three sides, units beneath and over, tiled surrounds. Space for an upright fridge/freezer, cupboards to either side. Space for cooker, extractor hood over. Inset one and a half bowl single drainer stainless steel sink, waste disposal, mixer tap, plumbing for washing machine and dishwasher. Extractor fan.

BEDROOM (1) Double glazed doors opening to the balcony. Built-in double wardrobe. Coved ceiling. **BALCONY** with views towards Livermead and to the side to Livermead Beach. **EN-SUITE BATHROOM** Arched recess with panelled bath, mixer tap, electric shower, glass shower screen, tiled surrounds, pedestal wash basin, tiled splashback, shaver socket, light, close coupled WC. Extractor fan.

BEDROOM (2) Double glazed window with views towards Livermead. Built-in single wardrobe with hanging rail. Coved ceiling. System 7 electric heater.

SHOWER ROOM Walk in shower, side screen, electric shower, low level WC, wash basin, cosmetics cupboard with mirror fronted door, shaver socket. Extractor fan. Wall mounted ladder style electrically heated towel rail. Electric wall heater.

OUTSIDE Cliff top lawned gardens for the residents enjoyment. Allocated external parking space (No. 21).

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

CURRENT MAINTENANCE/LENGTH OF LEASE £2,700 per annum to include water, remaining period of 199 year lease from 1st September 1987.

CURRENT PROPERTY TAX BAND E (Payable 2023/2024 £2606.68).

VIEWING By appointment with the Vendors Agents

NOTE Pets and holiday lettings are not permitted at the development. AST letting is permitted under the terms of the lease.

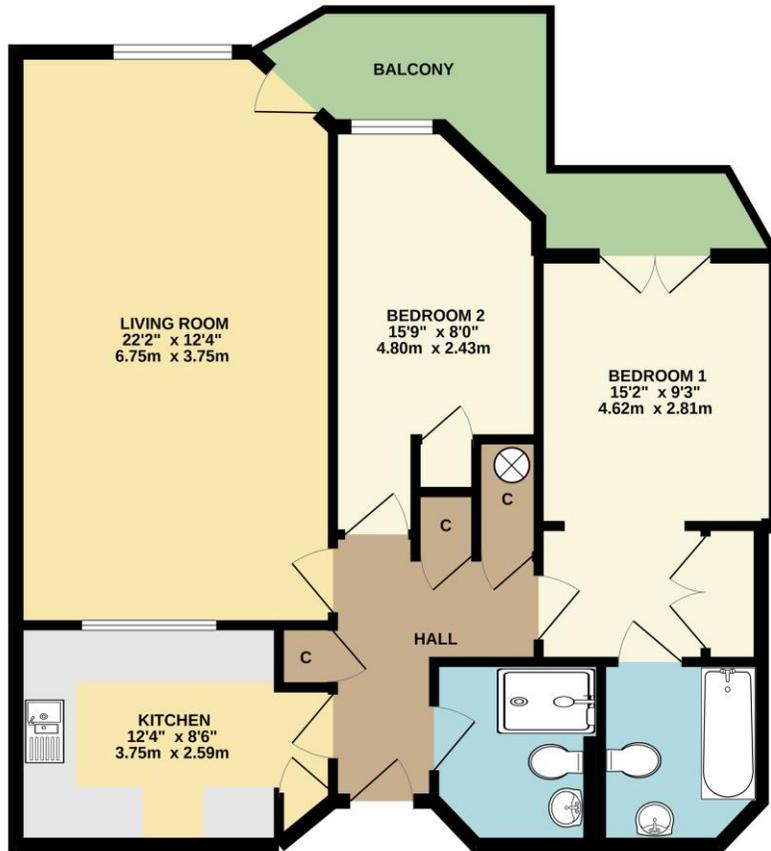
VIEWING BY APPOINTMENT ONLY







21 THE HEADLAND
779 sq.ft. (72.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	82
(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

TOTAL FLOOR AREA : 779 sq.ft. (72.4 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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View from communal gardens

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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.