



JOHN COUCH
THE ESTATE AGENT

4 St Marks Drive
Torquay Devon
£330,000 Leasehold



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Torquay Devon TQ1 2EJ
£330,000



A truly unique first floor apartment with a courtyard style garden and a garage conveniently set within a small gated development between Meadfoot Beach and Torquay harbourside

Entrance hall ■ Sitting/dining room ■ 2 balconies ■ Kitchen
2 bedrooms ■ En-suite bathroom ■ Shower room
Garage ■ Private terrace

FOR SALE LEASEHOLD

This beautifully presented apartment was newly built in 2006 and forms the upper level of mews style house within a select development of homes in one of Torquay's most desirable residential neighbourhoods.

Electric gates open from St Mark's Road onto a level driveway leading to the single garage with electric up and over door. An adjacent doorway leads to the entrance hall shared with the ground floor apartment, where there is shared storage, from here stairs rise to the front door of No.4.

From the inner hallway a door leads to the sitting/dining room which has large, double glazed windows giving views over the surrounding area and full length doors opening to a Juliette balcony bringing the outside in. This room conveniently flows into the modern, well fitted kitchen which has a gas hob, Bosch oven, integrated fridge/freezer and washer/dryer.

The hallway has a useful cloaks cupboard, and the two bedrooms and family bathroom are accessed from here. The principle bedroom has fitted wardrobes, access to boarded loft with ladder, double doors open to a Juliette balcony and a well fitted en-suite bathroom. The second bedroom has a mirror fronted built-in wardrobe and although it is currently used as an office it still has space for a sofa bed.

A glass door gives access, via steps, to the enclosed terrace and a gravelled path leads to the small secret garden complete with garden shed, outside lights, water butt and outside lighting. This area faces south, and the verdant foliage gives a good degree of privacy offering a sheltered sun trap.

Further communal secure storage suitable for kayaks or bikes, is provided adjacent to the driveway.

LOCATION

St Mark's Drive is in the Lincombes Conservation area in a convenient location close to the harbourside, the southwest coastal footpath and the lovely beach at Meadfoot which has parking and a beach café. Everyday amenities are available at the nearby village community of Wellswood with its church, school, pub, restaurants cafes and post office.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the wonderful promenade and international marina. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from the nearby fish market at Brixham.

The area has many beaches with an array of water sports and fishing, Torquay also hosts world-class sailing events, and Torbay is home to two fine golf courses. The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing town of Salcombe. Dartmoor National Park and heritage properties offer many opportunities for leisurely days away from the coast.

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.

CURRENT MAINTENANCE/LENGTH OF LEASE £1,255 per annum to include buildings insurance, gardening, cleaning of the communal areas and communal lighting, remaining period of 999 year lease from 2006 (each apartment owns 1/6th of the freehold). **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 C** (Payable 2022/2023 £1803.03). **VIEWING** By appointment with the Vendors Agents.

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

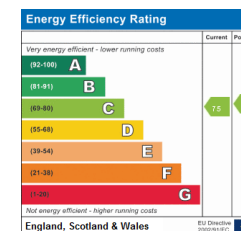
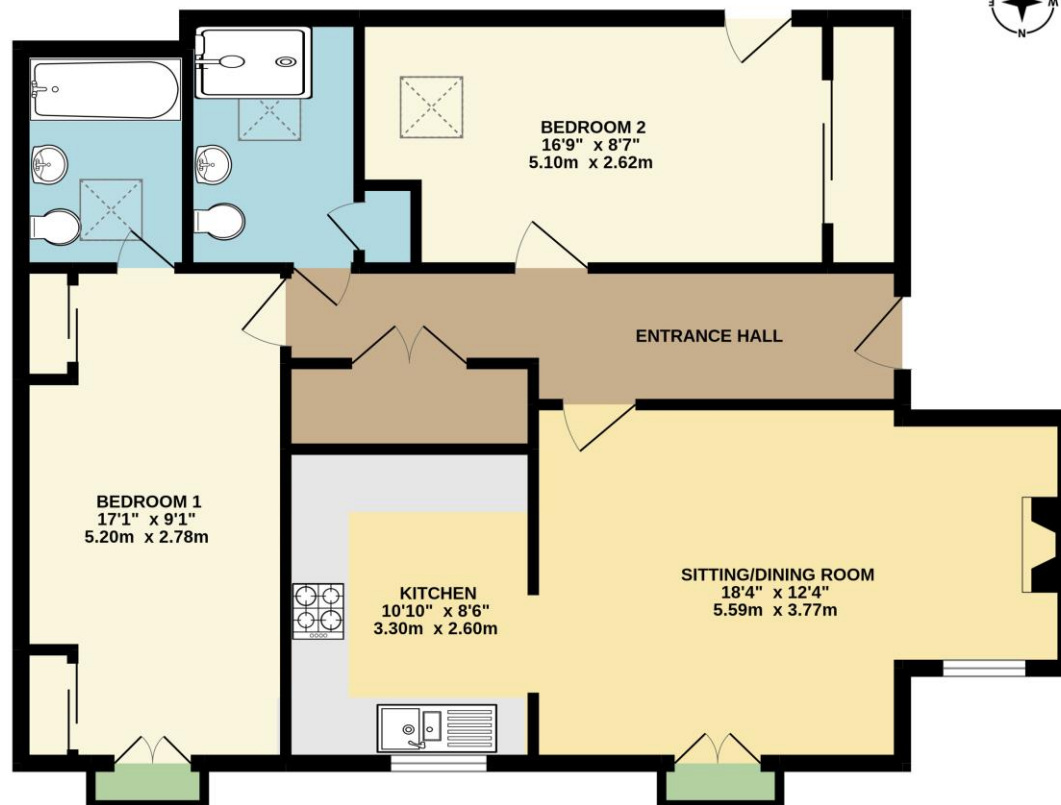
VIEWING BY APPOINTMENT ONLY







4 ST MARKS DRIVE
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA: 817 sq.ft. (75.9 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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