



9 Vane Cliff Vane Hill Road
Torquay Devon
£245,000 Leasehold

9 Vane Hill Vane Hill Road
Torquay Devon TQ1 2BZ

£245,000



With sea and coastal views the apartment forms part of a small development of individual homes sitting above Torquay harbourside

Entrance hall ■ Sitting/dining room ■ Roof terrace ■ Kitchen
Bedroom ■ Bathroom
Tandem allocated parking space in the adjoining garage
Communal gardens for the residents enjoyment

FOR SALE LEASEHOLD

With far reaching views over the Marina, inner harbour and wide expanses of Tor Bay the apartment is situated to the top floor, accessed by stairs, and forms part of a small development of individual homes. It has the benefit of a roof terrace located on two sides of the apartment taking in the open views ideal for al-fresco dining. The accommodation comprises of a sitting/dining room opening to the roof terrace, kitchen, bedroom and shower room. Two allocated parking spaces.

Vane Cliff sits above Torquay harbourside and is well placed for ease of access to the town. For enjoyment of seaside living, Torquay is a pleasant town to call home, it is surrounded by spectacular coastal scenery and sheltered sailing waters, the town offers a diverse range of opportunity for shopping, leisure pursuits and an ever improving dining culture. Communication links include a direct rail service to London Paddington, linking with the inter-city network at Newton Abbot, and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Part glazed front door into **ENTRANCE HALL** Entry telephone. Cloaks cupboard with hanging rail and shelves. Dado rail.

SITTING/DINING ROOM Double glazed bay window enjoying views over the Marina, inner harbour and across Tor Bay to Berry Head, Brixham and the surrounding coastline. Dado rail, coved ceiling, spotlights. Step up to raised dining area with double glazed door to the **ROOF TERRACE** with chrome and stainless steel balustrading extending to two sides of the apartment.

KITCHEN Double glazed window with views over the surrounding area. Work tops on three sides, units beneath and over, tiled surrounds. Cupboard housing the Ideal gas fired central heating boiler. Inset porcelain sink, mixer tap, plumbing for dishwasher, integrated washing machine. Space for gas cooker and fridge/freezer. Door to the terrace.

BEDROOM Double glazed window. Radiator.

SHOWER ROOM Fully tiled walls. Large walk-in shower, plumbed shower unit with rain water shower head, pedestal wash basin, mirror over with illumination, close coupled WC. Extractor fan. Spotlights.

OUTSIDE From the living room double glazed doors open to the roof terrace located on two sides of the apartment. On the west side views look towards Torre Abbey Sands and the surrounding area with the Marina in the foreground. External metal fire escape. The 'L' shaped roof terrace has chrome and glass balustrading and is ideal for al-fresco dining. Two allocated parking spaces in adjoining garage. Communal gardens for the residents enjoyment.

CURRENT MAINTENANCE/LENGTH OF LEASE £2,000 per annum, remaining period of 999 year lease from 24th June 1965. Residents own a share 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.

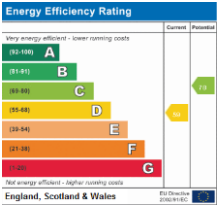
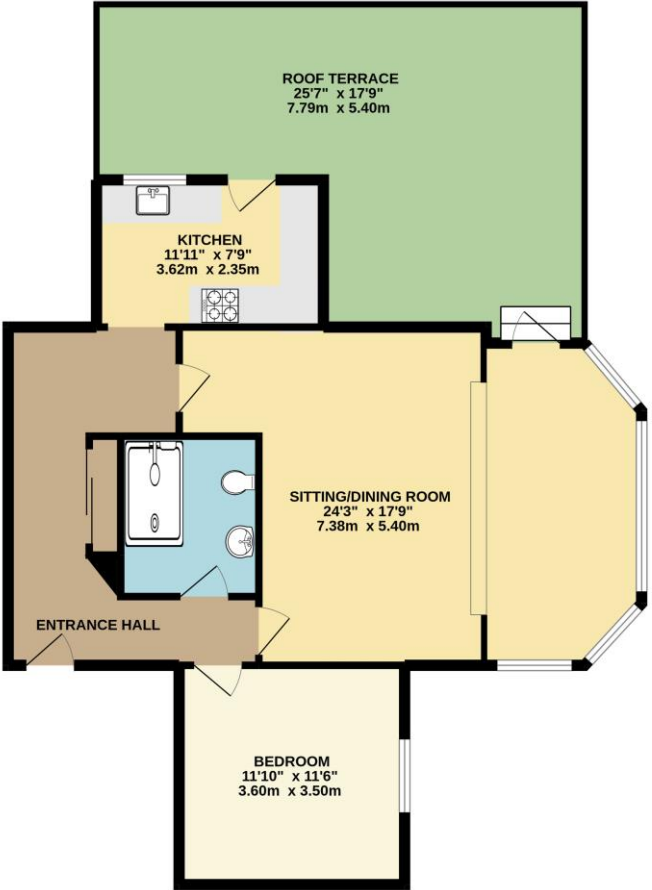
CURRENT PROPERTY TAX BAND C (Payable 2022/2023 £1,803.03). **VIEWING** By appointment with the Vendors Agents

VIEWING BY APPOINTMENT ONLY





9 VANE CLIFF
794 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 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.