



JOHN COUCH
THE ESTATE AGENT

Apartment 4 Kingsbridge Greenway Road
St Marychurch Torquay Devon

£240,000 Leasehold



Apartment 4 Kingsbridge Greenway Road St Marychurch Torquay Devon TQ1 4NJ

£240,000 Leasehold



A smartly presented two bedroom, first floor apartment, forming part of a Victorian villa conversion with allocated parking, located on the level in the heart of St Marychurch, close to many amenities

- Sitting/dining room ■ Fitted kitchen
- Two bedrooms ■ Bathroom
- Parking ■ Very close to local facilities

FOR SALE LEASEHOLD

Kingsbridge was created from the original house in 2001 when the building was converted and extended to provide a small community of residences designed for easy living.

This apartment is approached through the original gate piers where the parking bay can be found immediately to the right side and a level pathway leads to the outer door which opens to apartment four and just one other apartment. A flight of stairs rises to the first floor.

The front door to the apartment opens and a few more steps rise to a wide hallway where the sitting/dining room can be found directly ahead.

This spacious room has a south facing canted bay window which creates the ideal space for a dining table to be placed and gives pleasant views over the immediate neighbourhood.

The large windows flood the room with light and there is good space for comfortable seating to be traditionally arranged around the period fireplace.

The kitchen is adjacent to the sitting/dining room and has been fitted with a range of wall and base units with contrasting countertops. There is a gas hob, integrated oven and space for a fridge/freezer with additional space and plumbing for a washing machine.

Bedroom one has a window to the side aspect and there are two double wardrobes providing excellent storage.

Bedroom two has a window to the south side and also has a built-in wardrobe. Completing the accommodation is a family bathroom with an electric shower over the bath.

LOCATION

Kingsbridge is set in the sought-after St Marychurch Conservation area in a quiet side road where it blends perfectly with the other period properties in the immediate vicinity. This level location is conveniently close to local transport links, a Parish church, an extensive range of shops, cafes and pubs, two GP practices and a pharmacy.

A short level walk away are the beautiful Babbacombe Downs where there are cafes with sea views, pubs and the Babbacombe theatre. Oddicombe beach with its beach café and the famous Cary Arms are easily accessed from the Downs by footpath or via the famous cliff railway. Torquay Golf Club, bowls and tennis are available locally along with many water sports.

VIEWING BY APPOINTMENT ONLY

AREA

St Marychurch is approximately 2.5 miles from Torquay which retains the feel of a traditional seaside town with iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes.

With a variety of cafes and restaurants dotted along the waterfront there are opportunities to eat and drink al-fresco with many venues in the area serving some of the finest seafood from nearby Brixham, the heart of the seafood coast.

Torquay is 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 and once the sun sets, the enticing waterfront illuminations, al fresco dining, live theatre and music 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 which are in the vicinity of the well-regarded Torbay hospital and easily accessible by local buses from St Marychurch.

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 central heating with radiators.

CURRENT PROPERTY TAX BAND C (Payable 2024/2025 £1984.75)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

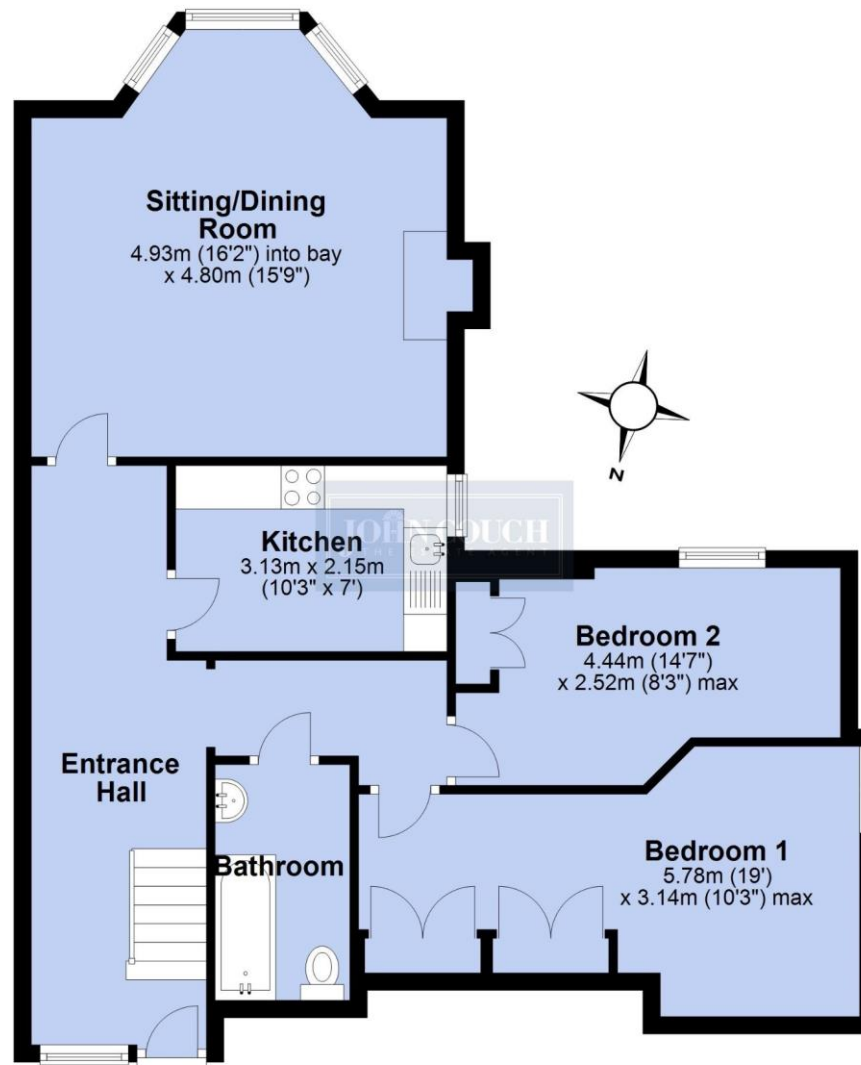
BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE £1302.10 per annum (Apr 2023). Remaining period of 999 year lease from 25th December 2001 – lease expiry date 25 December 3000.

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







Total area: approx. 74.6 sq. metres (802.8 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.



JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



www.johncouch.co.uk

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.