

SUMMARY

Situated Within Lincombes Conservation Area | Sea Views From Living Room & 2nd Bedroom | Contemporary Kitchen | Modern Bathroom & Separate WC | Generously Sized Principal Double Bedroom | Communal Gardens at Front | Walking Distance to Wellswood Village | Close to Torquay Marina & Town Centre

Visit our website for the current price:
www.danielhobbin.uk/P-RS0877/

Address:	Lisburne Crescent, Higher Woodfield Road, Torquay, TQ1 2LA
Property type:	Apartment
Tenure:	Leasehold
Council tax band:	B
EPC:	D
Bedrooms:	2
Bathrooms:	1
Receptions:	1
Parking:	✔
Garden:	✔








DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

Open your camera & scan

DESCRIPTION

Set within an elegant converted period residence in the highly sought-after Lincombe Conservation Area, this superb two-bedroom second-floor apartment combines characterful charm with contemporary comfort. Beautifully maintained and previously comprehensively refurbished, the accommodation is presented in excellent order throughout and enjoys captivating sea views.

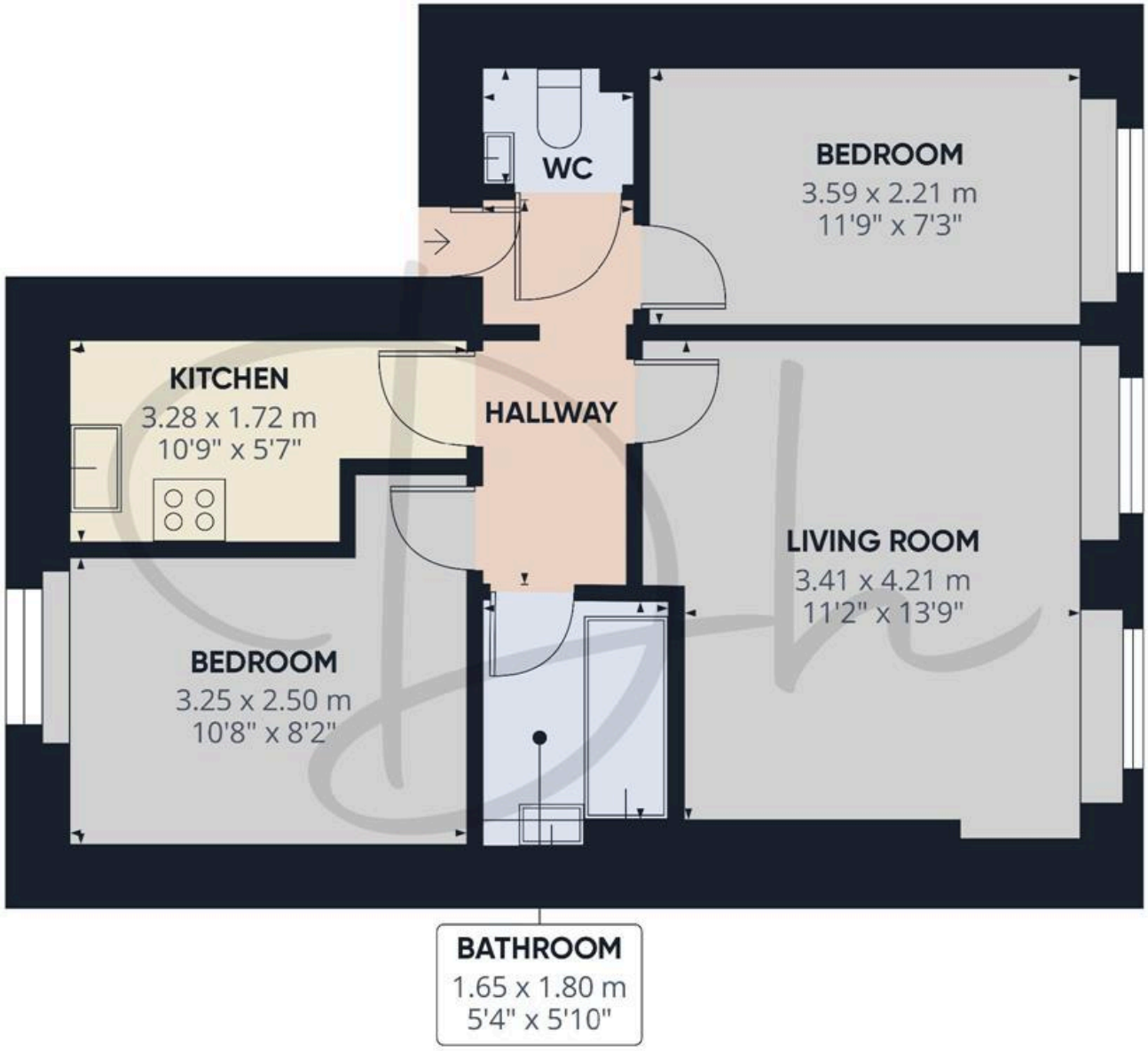
The apartment benefits from a dedicated off-road parking space directly outside the building's entrance.

The layout is both practical and inviting, centred around a generous living room with far-reaching coastal views, ideal for relaxing or entertaining, with TV aerial connection and power points. The principal bedroom is a well-proportioned double, while the second bedroom also benefits from delightful sea views, making it equally suited to a guest room or home office. A modern bathroom is fitted with a shower over the bath, complemented by a separate WC for added convenience.

The kitchen offers a smart, modern finish and includes a built-in oven and hob, an under-counter fridge, and space and plumbing for a washing machine. Secondary glazed windows are installed throughout, enhancing comfort while retaining period appeal.

Outside, residents have use of the attractively landscaped communal garden to the front-an appealing spot to sit and enjoy the surroundings. The location is a particular highlight, with Wellswood village amenities within easy walking distance, along with Torquay's marina, harbourside and town centre. Meadfoot Beach and scenic coastal walks are also close by, offering the best of seaside living.

Council Tax Band: B (Torbay Council)
Tenure: Leasehold (961 years)
Service Charge: £62 per year
The property comes with a 1/4 (quarter) share of the freehold. 999 years remaining on the lease from 25 December 1988.
Parking options: Off Street
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Grade II Listed Building
Broadband options available at the property include:
* Standard broadband (14Mbps download, 1Mbps upload).
* Superfast broadband (80Mbps download, 20Mbps upload).
* Ultrafast broadband (1800Mbps download, 220Mbps upload).



Approximate total area(1)

52 m²

560 ft²

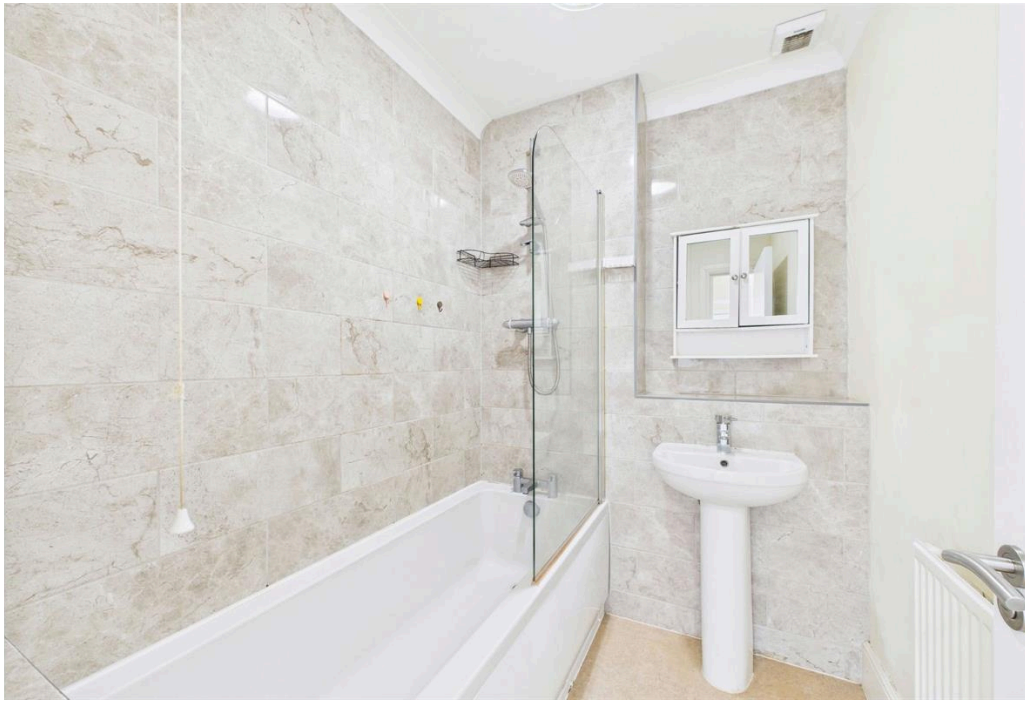
(1) Excluding balconies and terraces

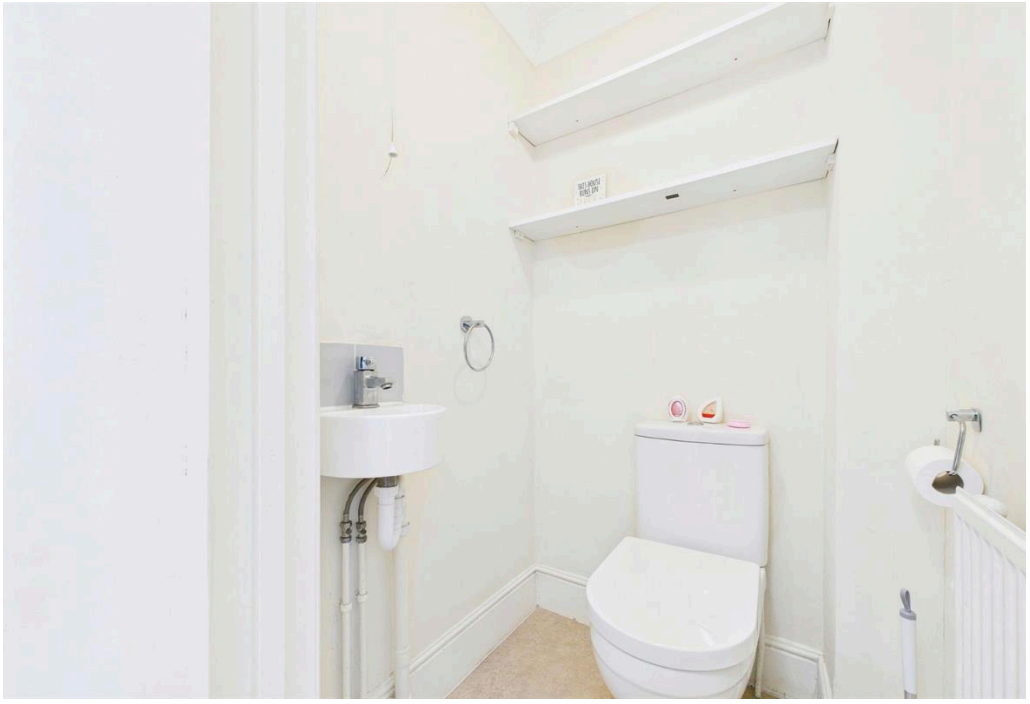
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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