



SUMMARY

Guide Price £280,000 – £290,000
Elevated Three-Bedroom Duplex Apartment | Highly Sought-After Danby Heights Setting | Far-Reaching Sea Views & Exceptional Privacy | Open-Plan Kitchen/Living Space | Private Enclosed Balcony | Bedroom with Walk-In Dressing Area | Allocated Parking Space & Visitor Par

Visit our website for the current price:

www.danielhobbin.uk/P-RS0947/

Address: Danby Heights Close, Torquay, TQ1 2HR

Property type: Apartment

Tenure: Share of Freehold

Council tax band: C

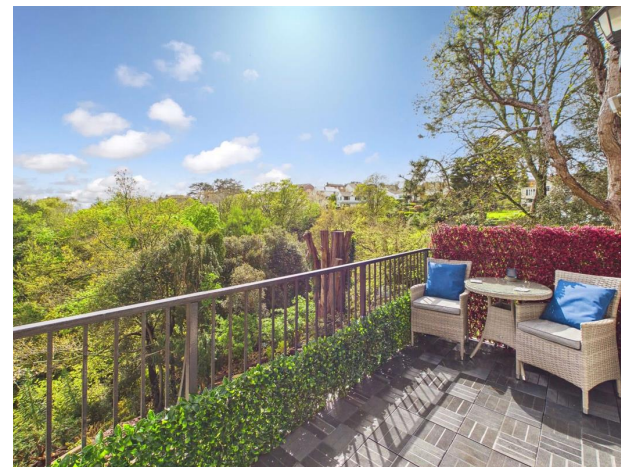
EPC: C

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Parking: ✓



DESCRIPTION

Occupying an elevated position within the highly desirable Danby Heights development, this beautifully presented three-bedroom duplex apartment enjoys a peaceful setting above the wooded slopes of Lincombe Valley, with far-reaching sea views and an exceptional sense of privacy.

The property is modern in style and immaculately maintained throughout, offering spacious and well-balanced accommodation arranged over two levels. At the centre of the home is an impressive open-plan living space, seamlessly combining the sitting room, kitchen and breakfast area to create a sociable and contemporary environment, ideal for both everyday living and entertaining. From here, doors open directly onto a private enclosed balcony, perfectly positioned to enjoy lovely coastal views framed by the surrounding greenery.

The apartment has been enhanced by the current owners, including the installation of a new balcony in 2025, which benefits from a 20-year guarantee. In addition, a replacement flat roof completed in 2026 and covered by a 15-year guarantee.

Further advantages include an allocated

parking space for one vehicle, in addition to visitor parking within the development.

Danby Heights is situated within the Lincombes, one of Torquay's most sought-after residential locations. Approaching via Lincombe Drive, an elegant Victorian carriage route originally designed to reveal the area's sweeping coastal outlooks, the development enjoys an ideal combination of tranquillity, natural beauty and convenience.

The nearby village of Wellswood offers an excellent range of day-to-day amenities within a welcoming community setting, including a deli, patisserie, café, pharmacy and post office. For those who enjoy the outdoors, a woodland walk from the development leads down to Meadfoot Beach, while the South West Coast Path provides access to some of Devon's most striking coastline. Torquay's harbourside, with its marina, restaurants and boutique shopping, is also just over a mile away.

This is a rare opportunity to acquire a stylish and well-appointed home in an enviable coastal setting.

Council Tax Band: C (Torbay Council)
Tenure: Share of Freehold (951 years)

Ground Rent: £10 per year
Service Charge: £195 per year
Leasehold: 999 years remaining from 29 September 1978, with a 1/12 share of the freehold.
Parking options: Driveway
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC
Broadband options available at the property include:
* Standard broadband (6Mbps download, 0.7Mbps upload).
* Superfast broadband (31Mbps download, 6Mbps upload).
* Ultrafast broadband (not available).
- Networks in the area: Openreach

The Approach: Approached via a communal entrance shared with just one neighbouring property, the home enjoys access through its own private front door. Internally, the entrance hall offers a welcoming first impression, with a turning staircase rising to the first floor and useful under-stair storage. A central heating radiator is fitted, while doors lead to the bedrooms on this level.

Ground Floor Bedrooms: On the ground floor, the property offers two well-proportioned bedrooms. The second bedroom is a comfortable double room, enjoying a double glazed window to the front elevation with a radiator beneath, together with an additional high-level double glazed side window which enhances natural light. The third bedroom is a small double, also benefiting from a high-level double glazed window to the side aspect and a central heating radiator.

FIRST FLOOR - Landing: The first floor landing is bright and airy, benefitting from both a skylight and a double glazed window to the side aspect, which together allow plenty of natural light to pour in. There is a built-in storage cupboard offering useful hanging and shelving space, along with a radiator and power points.

Open-Plan Kitchen / Dining / Living

Room: Undoubtedly the focal point of the home is the impressive open-plan kitchen, breakfast and living area, designed to create a bright and social

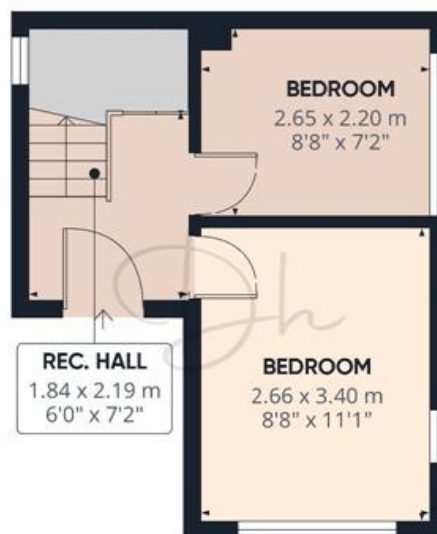
space. The kitchen is fitted with a contemporary range of matching wall and base units, complemented by woodblock-style work surfaces and upstands. An overhanging section provides breakfast bar seating, while a one-and-a-half bowl stainless steel sink and drainer is set beneath a double glazed window to the side aspect. Integrated appliances include an oven and inset induction hob, with additional under-counter space and plumbing for a washing machine. A generous run of cabinetry along one wall also incorporates a recessed space suitable for a large free-standing fridge/freezer. The gas boiler is neatly concealed within matching cabinetry. The living area is light, spacious and well-presented, with sliding double-glazed patio doors opening directly onto the balcony and framing attractive sea views.

Balcony with Sea Views: Outside, the private balcony is finished with composite deck tiles and enclosed by black metal balustrading, providing an ideal spot to sit and enjoy the coastal outlook and surrounding scenery. The

balcony is also equipped with outdoor lighting and a twin electrical outdoor sockets.

Principal Bedroom & Contemporary

Bathroom: The principal bedroom is a well-proportioned double room, enjoying a double glazed window to the front elevation and a further double glazed window to the side, creating a naturally bright and inviting space. The room is also served by a radiator and power points, and further benefits from a designated walk-in dressing area fitted with shelving and hanging rails. Also on this level is a stylish contemporary bathroom, appointed with a four-piece suite comprising a panelled bath with mixer tap, a walk-in shower with fixed glass screen, rainfall shower and separate handheld attachment, a vanity unit with countertop wash basin and storage below, and a concealed cistern WC. The room is complemented by part tiled and fully tiled walls in the respective areas, linoleum flooring, a wall-mounted heated towel rail, and a large obscured double glazed window allowing in plenty of natural light.



Ground floor



Floor 1



Approximate total area^m

94 m²

1012 ft²

Balconies and terraces

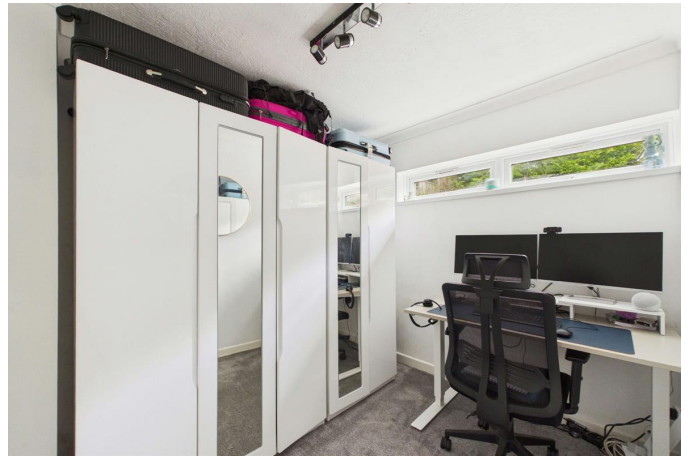
7.7 m²

83 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245

Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.

VAT Number: 454 3322 11 – **The Property Redress Scheme:** PRS030100 – **Client Money Protect:**

CMP009926 – **Data Protection Registration Number:** ZB269618

Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.