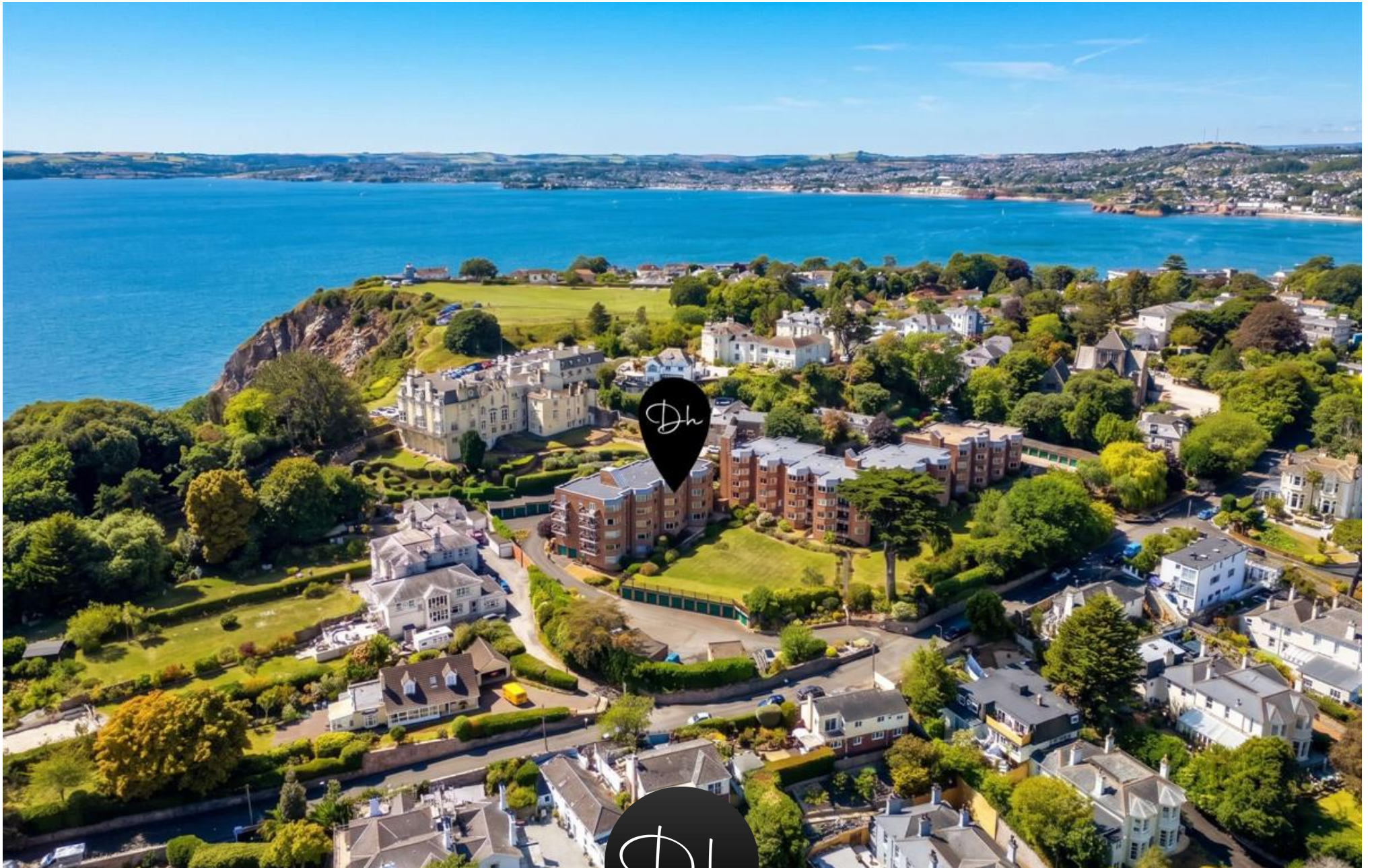




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SUMMARY

Spacious 3 Bedroom Apartment :: Sea Views Towards Thatcher Rock :: Immaculately Presented & Stylishly Refurbished :: Balcony with Attractive Sea Views ::

Contemporary Fitted Kitchen with Integrated Appliances :: Recently Modernised Throughout :: Single Garage :: Sought-After Lincombes Location

Visit our website for the current price:

www.danielhobbin.uk/P-RS1074/

Address: Meadwood, St. Marks Road, Torquay, TQ1 2EH

Property type: Apartment

Tenure: Share of Freehold

Council tax band: D

EPC: B

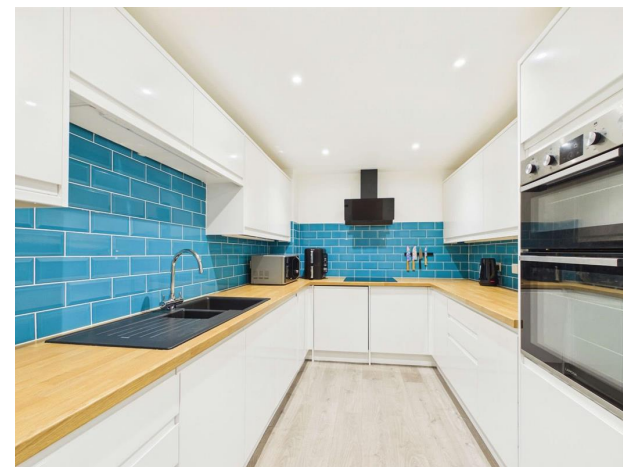
Bedrooms: 3

Bathrooms: 2

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Situated within the grounds of a former Victorian villa, the highly regarded Meadwood development occupies an enviable position within the Lincombes Conservation Area. This substantial second-floor apartment has been creatively refurbished and is immaculately presented throughout, combining stylish contemporary interiors with generous accommodation and attractive views towards the gardens and sea.

Accessed via a communal entrance with both stairs and a lift serving all floors, the apartment provides an excellent balance of comfortable living and entertaining space. The impressive lounge/diner is a particularly appealing room, featuring a bay window overlooking the private gardens and enjoying far-reaching sea views towards Thatcher Rock. A sleek wall-mounted gas central heating radiator complements the modern presentation.

The contemporary kitchen is fitted with an extensive range of sleek white wall, drawer and base units, complemented by attractive wood-effect work surfaces and a striking blue metro-tiled splashback. Integrated appliances include an eye-level Lamona oven and grill, Beko dishwasher, washing machine and fridge/freezer and induction hob with stylish extractor hood. A stainless-steel mixer tap serves the one-and-a-half bowl composite inset sink and drainer, while light wood-effect flooring and plentiful storage add both practicality and visual appeal.

The principal bedroom is a generous double with 3 modern fitted double wardrobes and enjoys the considerable benefit of a sliding door opening onto a private balcony. The balcony provides ample room for a table and chairs and takes full advantage of the property's sea views, creating an ideal spot for relaxing.

The second double bedroom is also well proportioned

and features 2 modern fitted double wardrobes, together with a stylish en suite shower room. Finished with attractive neutral-toned wall and floor tiling, the en suite comprises a low level WC, wall-mounted vanity unit with inset wash hand basin and chrome mixer tap, and a glazed shower enclosure. A heated towel rail, mirrored storage and recessed shelving provide useful finishing touches.

The third bedroom offers excellent flexibility, with sufficient space for a double bed if required, while also lending itself particularly well to use as a home office, study or hobby room. This room enjoys views across the gardens, and all 3 bedrooms are equipped with modern wall-mounted gas central heating radiators.

Completing the accommodation is a beautifully appointed family bathroom, finished in keeping with the en suite and featuring attractive neutral-toned tiling. The room includes a large walk-in shower enclosure with glazed screen, low level WC and stylish vanity unit incorporating an inset wash hand basin. A chrome heated towel rail, mirrored wall cabinet and recessed shelving complete the contemporary finish.

Externally, the property benefits from a single garage situated within the middle of a detached block of 3, providing secure off-road parking together with valuable additional storage.

The apartment is ideally positioned within the peaceful and picturesque Lincombes Conservation Area, renowned for its historic architecture and attractive surroundings. The South West Coast Path is readily accessible, providing routes towards the scenic vantage point of Daddyhole Plain and a selection of nearby beaches. The sought-after village-style community of Wellswood is also within easy reach, offering an excellent range of everyday amenities

including independent shops, delicatessen, French patisserie, post office, pharmacy, convenience stores, salons, restaurants, a pub and church.

Meadfoot Beach is nearby and offers a waterside café, while several local hotels feature sea-facing dining terraces that are open to the public. Local bus services operate in the vicinity, while the wider amenities of Torquay, including the town centre, marina and harbourside, are all within easy reach.

This impressive apartment offers a rare combination of generous accommodation, contemporary presentation, private outdoor space, garage provision and an attractive coastal setting, making it an excellent choice as a permanent home or seaside retreat.

Council Tax Band: D (Torbay Council)

Tenure: Share of Freehold (149 years)

Service Charge: £3,628.4 per year

Water rates are included in the service charge.

The property is held on a long lease with approximately 199 years remaining from and including 29/09/1976.

Parking options: Garage

Garden details: Communal Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Accessibility measures: Lift access

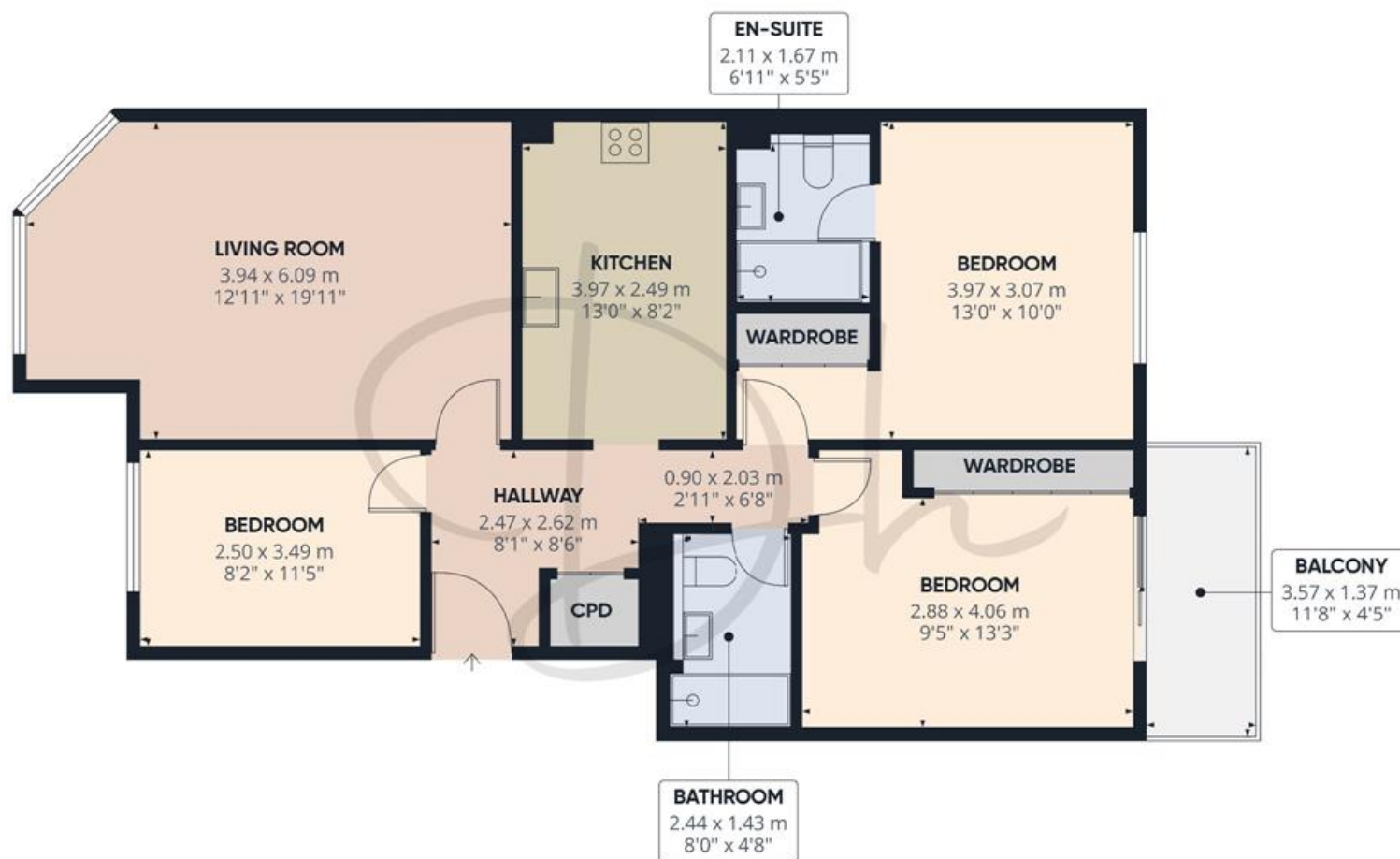
Broadband options available at the property include:

- * Standard broadband (9Mbps download, 0.9Mbps upload)

- * Superfast broadband (52Mbps download, 13Mbps upload)

- * Ultrafast broadband (1800Mbps download, 220Mbps upload)

- Networks in area - Openreach, Virgin Media



Approximate total area^m

86.3 m²

929 ft²

Balconies and terraces

4.8 m²

52 ft²

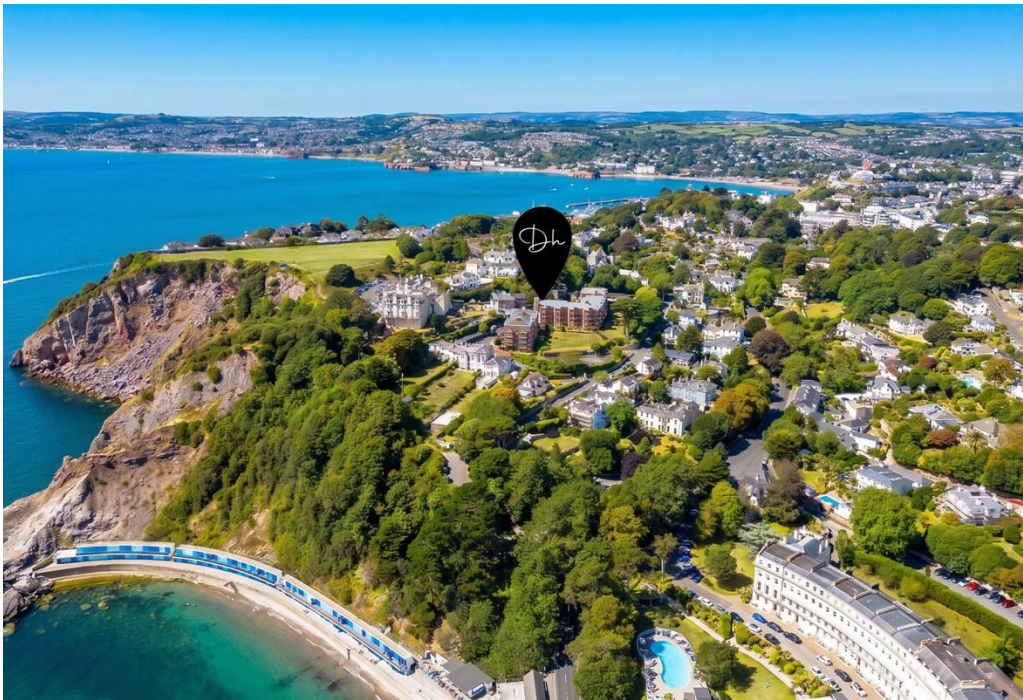
(1) Excluding balconies and terraces

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

GIRAFFE360









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