



SUMMARY

Grade II Listed 2 Bedroom Period Apartment || Sea Views from Principal Rooms || Sought-After Lincombe Conservation Area || 2 Generously Proportioned Bedrooms || Character Features including Sash Windows & Fireplaces || 1/6 Share of Freehold || Close to Wellswood, Meadfoot Beach & Harbourside

Visit our website for the current price:
www.danielhobbin.uk/P-RS1135/

Address: Lisburne Crescent, Higher Woodfield Road, Torquay, TQ1 2LA

Property type: Apartment

Tenure: Share of Freehold

Council tax band: A

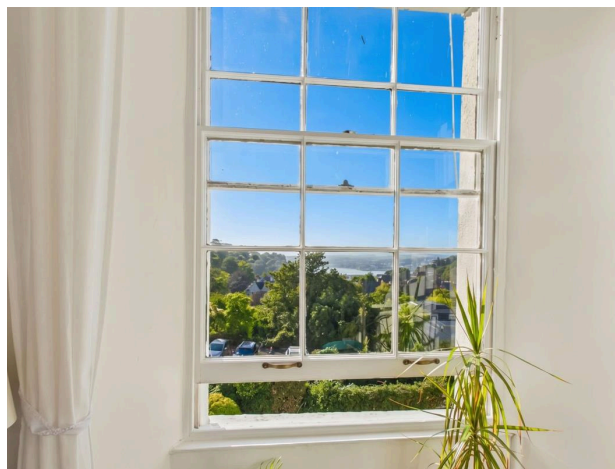
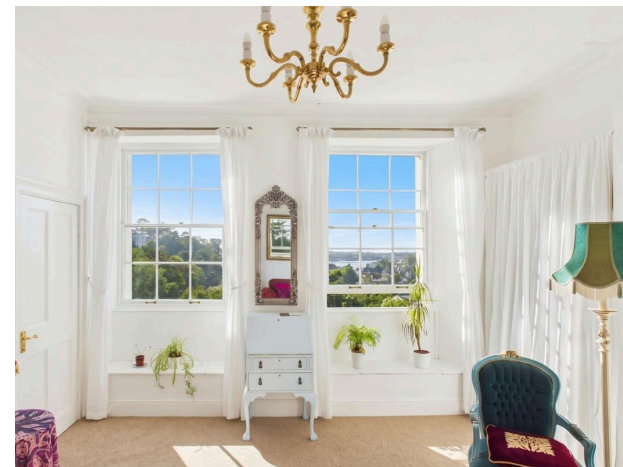
EPC: C

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Garden: ✓



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 Grade II listed period residence believed to date from 1853, this beautifully proportioned two-bedroom second-floor apartment occupies an enviable position within a sweeping crescent in the highly regarded Lincombe Conservation Area. Combining generous accommodation with period character, the property also benefits from gas central heating, attractive sea views and access to landscaped communal gardens.

The accommodation is approached via a welcoming entrance hallway with a central heating radiator and useful space for coats and outdoor clothing.

A particular highlight is the impressive living room, where high ceilings and generous proportions create a wonderful sense of space. Attractive multi-pane Sash windows are set within deep recessed surrounds, drawing in excellent natural light whilst framing delightful views towards the sea. A traditional brass chandelier-style light fitting complements the character of the room, while the spacious proportions comfortably accommodate both the living and dining areas. The chimney breast forms an attractive focal point and incorporates an original cast-iron fireplace, complemented by decorative tiled inserts. The fireplace is retained as a character feature and is not currently in use. The fireplace is retained as a character feature and is not currently in use.

Adjoining the living room is the kitchen, fitted with a coordinated range of wall and base units beneath work surfaces, complemented by tiled splashbacks and a composite sink. The kitchen is equipped with a washing machine, electric cooker with extractor hood and fridge, all of which can be included in the sale at no additional cost if required by the purchaser.

There are two well-proportioned double bedrooms. The front bedroom enjoys a traditional sash window with particularly appealing sea views, while the second double bedroom is positioned at the rear and also features a traditional sash window. Further period character is provided by a decorative cast-iron fireplace, again believed to date from the original construction of the building.

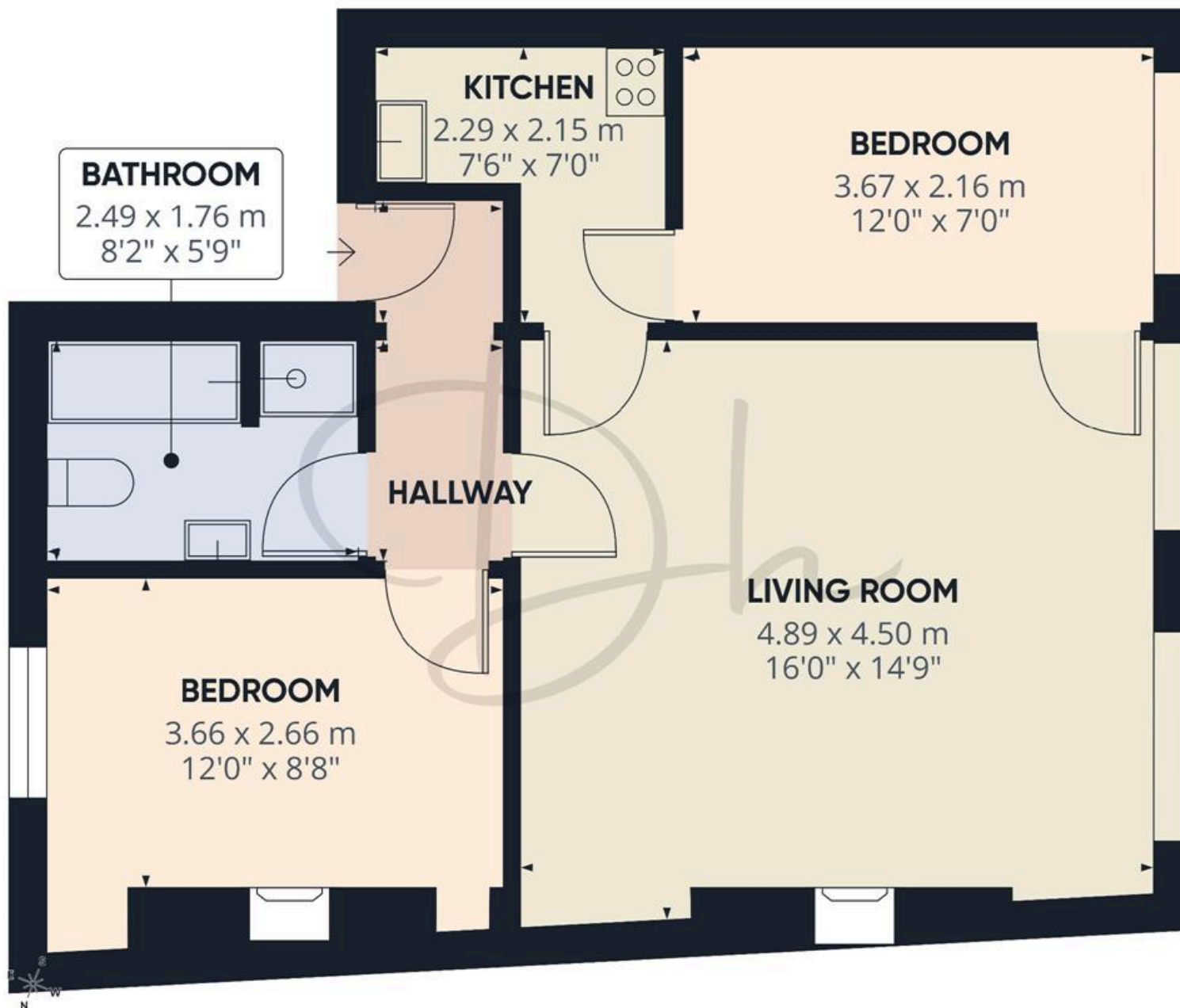
Serving the accommodation is a spacious four-piece bathroom with tiled walls. The suite comprises a bath, separate enclosed shower with mains-fed shower, low-level WC and a vanity unit incorporating a wash basin, worktop and useful storage beneath. The wall-mounted gas boiler is also housed in the bathroom.

Externally, residents have the use of an attractively landscaped communal garden to the front of the building, providing a pleasant setting in which to relax and enjoy the surroundings.

The location is another significant attraction.

The popular village of Wellswood, with its excellent selection of independent shops, cafés and everyday amenities, is within comfortable walking distance, while Torquay's harbourside, marina and town centre are also readily accessible. Meadfoot Beach and picturesque coastal walks are close to hand, making this an appealing home for those seeking character accommodation in one of Torquay's most desirable residential areas.

Council Tax Band: A (Torbay Council)
Tenure: Share of Freehold (958 years)
Service Charge: £60 per month
Leasehold with 999 years remaining from 1 January 1986. The property also benefits from a 1/6 share of the freehold, with a service charge of £60 per calendar month.
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
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)
- Networks in area - Openreach



Approximate total area^m

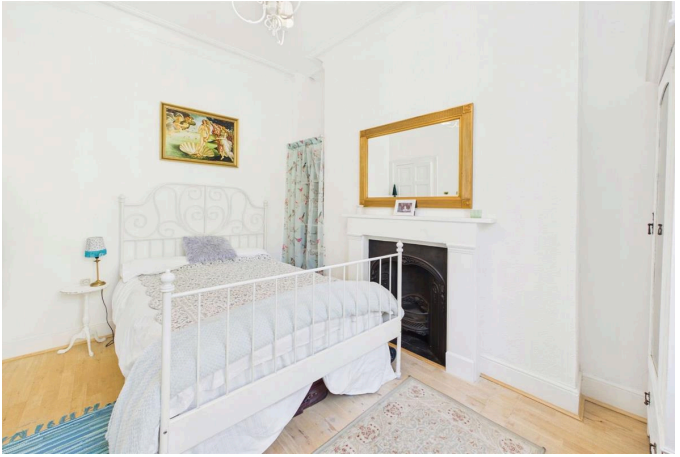
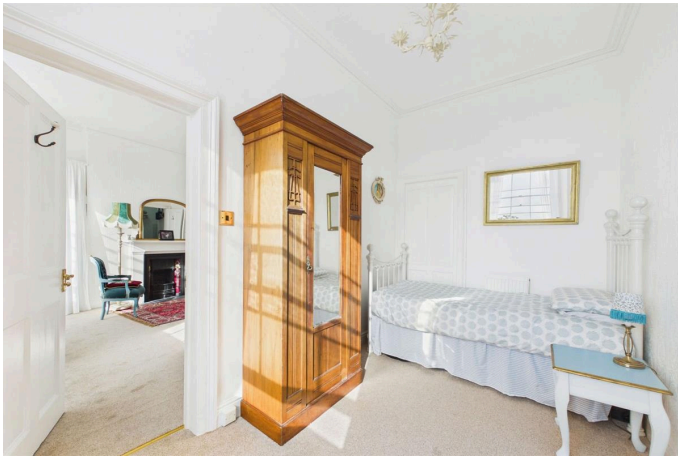
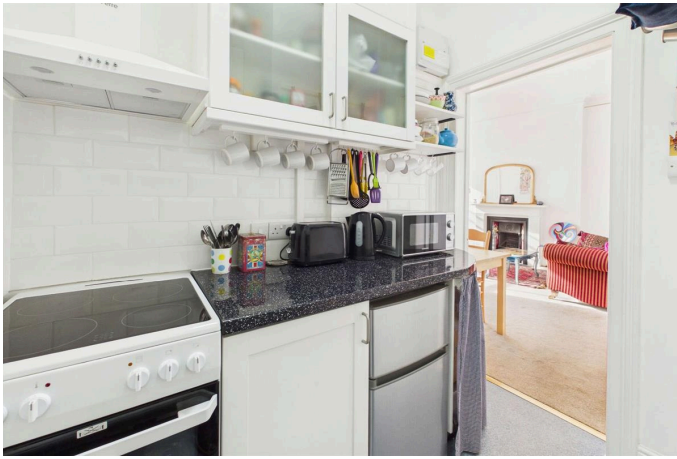
53 m²

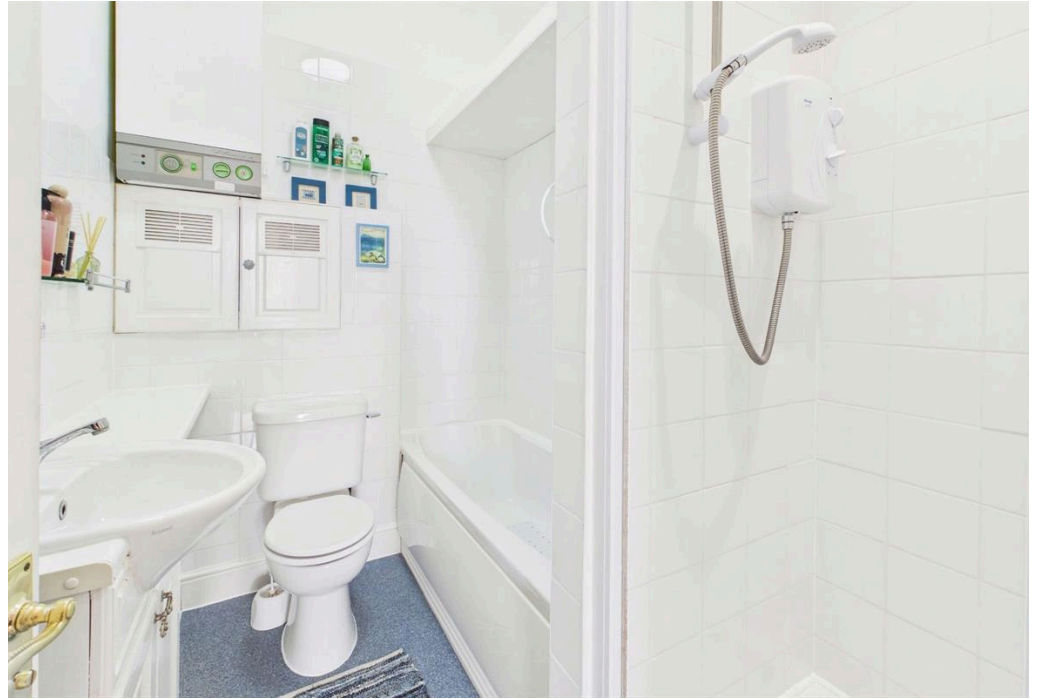
570 ft²

(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.

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