



ABSOLUTE

Manor House, Middle Lincombe Road, Torquay – TQ1 2AF

Guide Price £225,000





Manor House, Middle Lincombe Road

Torquay, Torquay

This spacious 2 bedroom retirement apartment is part of a superb collection of contemporary retirement apartments contained within the stunning grounds of the prestigious Lincombe Manor Retirement Village.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- 2 bedroom retirement apartment situated within the prestigious manor house
- Very spacious open plan living space
- Two double bedrooms with fitted wardrobes
- Sitting in beautifully maintained private grounds
- Superbly fitted kitchen with built in appliances
- Quality modern bathroom
- No onward chain
- Many extra facilities available to include dining room, lounges & bar
- Council Tax band- D
- EPC- D



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Lincombe Manor is set in beautiful, mature grounds with breath-taking, panoramic sea views out over Torbay. At the heart of this relaxed and tranquil setting is the Manor House, a magnificent Grade II listed building, dating back to 1864. The retirement village is to be found in Middle Lincombe Road, perfectly located for Wellswood, where can be found a range of amenities including shops, restaurants, a Post Office and the Parish Church of St Matthias. Meadfoot Beach is close by and gives access to the South West Coastal footpath, it is also home to a popular beach front café. Lincombe Manor is ideally positioned in the much sought-after area of the Lincombes, just one mile from Torquay town centre. Torquay itself is part of the stunning 'English Riviera', which also includes Paignton and Brixham. The English Riviera is a resort in the truest sense of the word, attracting people of all ages and interests. Torquay has recently undergone a water-front regeneration, and a number of new attractions can be seen in Torquay. It's a true English seaside town.

Absolute Sales & Lettings

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First Floor

Approx. 91.9 sq. metres (988.9 sq. feet)

**Open
Plan
Living**
9.10m (29'10") max into bay
x 5.82m (19'1")

Bedroom 2
4.04m x 3.01m
(13'3" x 9'10")

Bedroom 1
4.04m x 4.44m
(13'3" x 14'7")

**Reception
Hall**
1.63m x 3.58m
(5'4" x 11'9")

**Shower
Room**
1.63m x 2.64m
(5'4" x 8'8")

Total area: approx. 91.9 sq. metres (988.9 sq. feet)

