



5 Wellwood Court
468 Babbacombe Road
Torquay Devon
£150,000 Leasehold



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Torquay Devon TQ1 1HN

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First floor apartment, forming part of a purpose built development ideally positioned between Wellwood and the waterfront of Torquay harbourside

Entrance hall ■ Living/dining room ■ Kitchen
2 bedrooms ■ Shower room
Single garage

FOR SALE LEASEHOLD

Gracefully positioned between the established village charm of Wellwood and the waterfront of Torquay Harbourside, this first floor apartment benefits from a convenient setting ideal for access to amenities.

INTERIOR

Occupying an elevated position within a select purpose-built development arranged over just three floors, the apartment offers secure and low-maintenance living with a distinct sense of privacy. Smart boundary walling and gated access lead to a well-maintained communal entrance, from where stairs rise to the first floor, its position affords both seclusion and a pleasing outlook.

Inside, the accommodation has been thoughtfully arranged to create a light-filled and effortlessly manageable home.

A welcoming entrance hallway provides access to all principal rooms and incorporates a generous built-in storage cupboard, an often overlooked but highly practical feature.

The principal reception room is an appealing space: a bright dual-aspect living and dining room, drawing natural light from two elevations and creating an uplifting atmosphere throughout the day. Its configuration allows for both comfortable everyday living and entertaining. Adjacent, a separate kitchen with a front-facing window is intelligently planned to maximise efficiency while maintaining a sense of separation from the main reception area.

Two well-proportioned bedrooms, each enjoying a front aspect, offer flexibility for guests, a home office or dressing space. The accommodation is completed by a neatly appointed shower room.

The apartment benefits from electric heating and, notably, a private single garage positioned beneath the building – providing secure parking or valuable additional storage.

LOCATION

Wellwood is widely regarded as one of Torquay's most sought-after enclaves, a refined yet welcoming village environment with artisan cafés, independent boutiques and everyday amenities. A short distance in the opposite direction, Torquay's picturesque harbourside unfolds with its marina, waterfront restaurants and sweeping coastal views, creating a lifestyle defined by sea air, relaxed sophistication and year-round vibrancy.

CONNECTIVITY

Life in Torquay offers an exceptional coastal balance, award-winning beaches, scenic cliff-top walks and sailing waters sit alongside theatres, golf courses and a thriving café culture.

VIEWING BY APPOINTMENT ONLY

The town also benefits from strong transport connections, including a main line rail service linking to Exeter and onward to London, as well as convenient road access to the A380/M5 corridor, making this an appealing base for both permanent residence and refined lock-up-and-leave living.

SERVICES Mains water and electricity, subject to the necessary authorities and regulations. Electric storage heating.

CURRENT PROPERTY TAX BAND C (Payable Torbay Council 2026/2027 £2,183.99).

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data). **BROADBAND** Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data).

CURRENT MAINTENANCE/LEASE TERMS £1,368.80 per annum. 999 year lease from 29/9/1995, lease expiry date 28/9/2994, 968 years remaining.

LEASE TERMS Assured shorthold tenancies are permitted. No holiday letting and no pets are allowed under the terms of the lease.







Approximate Gross Internal Area 690 sq ft - 64 sq m (Excluding Garage)

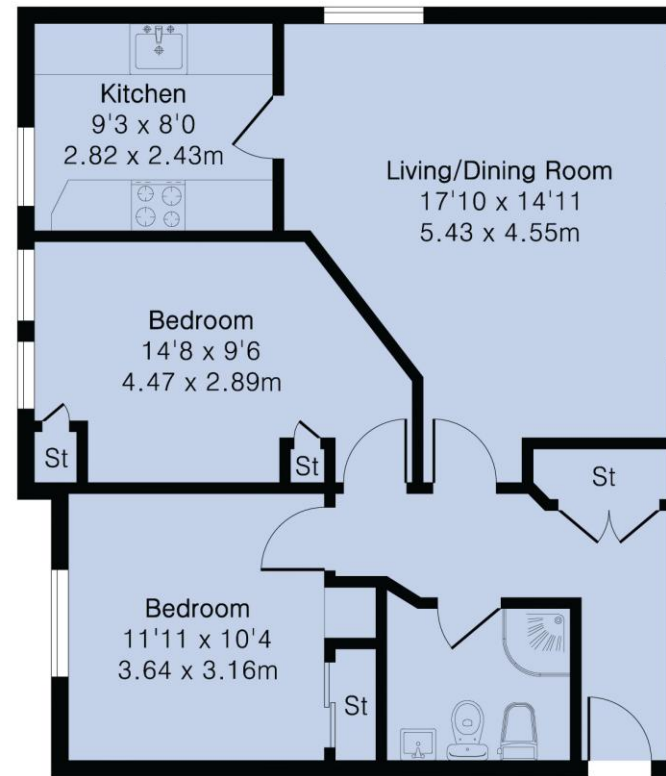
Garage Area 135 sq ft – 13 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	82
EU Directive 2002/91/EC		
www.epc4u.com		



Garage



First Floor Flat

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.