

JOHN COUCH
THE ESTATE AGENT

16 Rozel
Middle Lincombe Road Torquay Devon

£240,000 Leasehold



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Enjoying a sunny south-facing aspect and far-reaching views across Tor Bay, this well-presented first floor apartment offers a superbly balanced arrangement of two bedrooms, bathroom, cloakroom, living room and kitchen

Entrance hall ■ Kitchen ■ Living/dining room
2 bedrooms ■ Bathroom ■ Cloakroom
Balcony ■ Parking
Communal garden

FOR SALE LEASEHOLD
With a sunny south-facing aspect and far-reaching views across Tor Bay towards Berry Head, the property offers a well proportioned first floor apartment, individually presented and well arranged, forming part of an established residential development.

Rozel is arranged over six levels, with the five upper levels accessed from Middle Lincombe Road and the garden level separately accessed from the road below, allowing for a distinctive architectural character making use of its elevated position.

Approached via an easy flight of stairs, the front door opens into the entrance hall, with the kitchen positioned to the right on the sea-facing side of the apartment. The kitchen is fitted with a good range of units and appliances and has a door opening onto the balcony, offering outside space enjoying the same sunny south-facing aspect and views across Tor Bay.

The living room is particularly spacious, with space for both dining and seating, taking full advantage of its south facing aspect, with views extending across Tor Bay towards the open sea, the lighthouse beacon at Berry Head and the surrounding coastline. A door opens directly onto the balcony.

There are two bedrooms, both positioned towards the entrance side of the apartment, together with a bathroom and separate cloakroom. The apartment has excellent storage provided by fitted wardrobes and additional cupboards.

Parking is available, although spaces are not allocated. There is also a small area of communal garden at the lower level, from which access towards Meadfoot Beach is particularly convenient.

LOCATION
The Lincombes is a well-established residential area of Torquay, enjoying an elevated and sheltered position overlooking the sea. The location is particularly well placed for Wellswood, Meadfoot Beach and the harbourside, whilst the wider amenities of Torquay are readily accessible.

Wellswood has an ambient village-style atmosphere and strong local community offering a selection of independent shops, cafés, restaurants and everyday services, including a bakery, convenience stores, pharmacy and specialist businesses. Meadfoot Beach is within easy reach and forms part of the South West Coast Path, providing excellent walking along the cliffs and headlands with views across Tor Bay towards Berry Head.

VIEWING BY APPOINTMENT ONLY

Torquay's harbourside is also readily accessible, with its marina, restaurants, cafés and independent businesses. The town offers a good choice of sporting and leisure facilities, including sailing, golf and tennis, together with a year-round programme at the Princess Theatre and other local venues.

Torquay also provides a comprehensive range of everyday amenities, with further shopping at nearby retail parks and out-of-town shopping centres. Its position on the South Devon coast makes it an excellent base for the wider area, with Dartmouth, the South Hams, Brixham and Dartmoor all within easy reach. Exeter is also readily accessible, providing a broader range of shopping, cultural, business and leisure facilities.

CONNECTIVITY
Torquay enjoys excellent road and rail connections. Torquay railway station provides a direct service to London Paddington, whilst Newton Abbot provides access to the main intercity rail network. By road, the South Devon Highway (A380) connects with the A38 and onwards to the M5, providing convenient access throughout Devon, Cornwall and beyond. Exeter offers further mainline rail connections, motorway access and Exeter International Airport.

CURRENT MAINTENANCE/LENGTH OF LEASE
£3395.44 per annum including ground rent. 999 year lease from 06/01/1962 (less 3 days), lease expiry date 25/12/2961, 936 years remaining.

TERMS Short term (AST) letting is allowed, holiday letting is not permitted under the terms of the lease. Well behaved pet by permission.

CURRENT PROPERTY TAX BAND C (Payable 2026/2027 £2183.99)

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











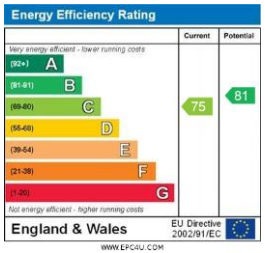


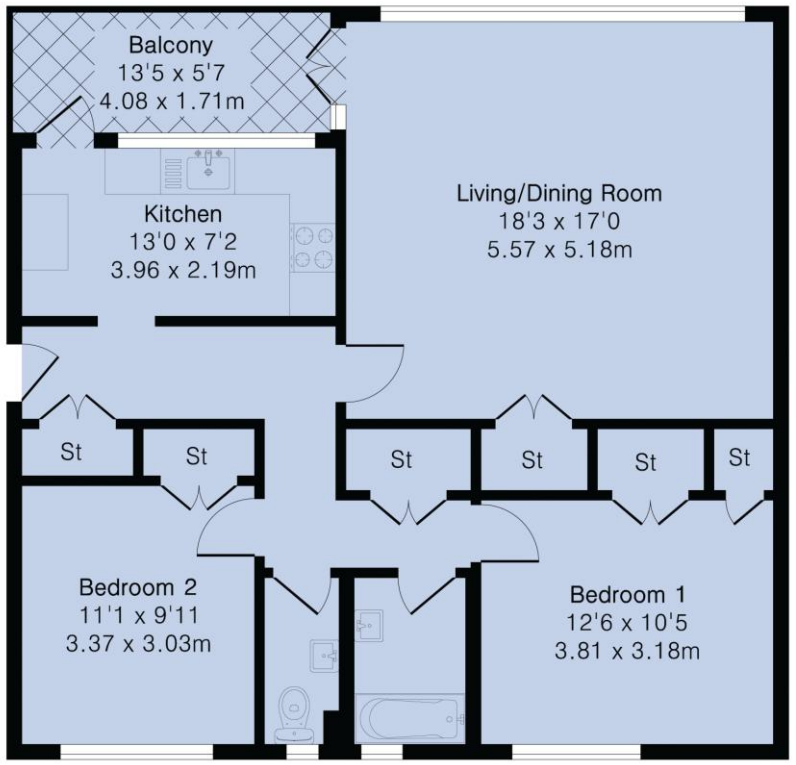






Approximate Gross Internal Area 918 sq ft - 85 sq m





First Floor Flat

PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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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