

JOHN COUCH
THE ESTATE AGENT

15 The Manor House Seaway Lane
Torquay Devon
£190,000 Leasehold

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Located in the sought after Chelston Conservation area, close to the seafront, this spacious first floor apartment in a landmark Grade 11 listed Victorian house enjoys panoramic views

Entrance hall ■ Kitchen/breakfast room ■ Sitting room
2 bedrooms ■ En-suite bathroom ■ Shower room
Allocated parking space ■ Visitors parking
Communal gardens and leisure facilities including indoor swimming pool

FOR SALE LEASEHOLD
Apartment 15 is accessed through the original front door where the full splendour of the interior craftsmanship is displayed. The impressive staircase rises to a galleried landing where a door opens to a small lobby giving access to this apartment.

The kitchen/breakfast room has three large sash windows providing views over the surrounding area and is fully fitted with wall and base units capped with granite worktops, there are integrated appliances and space for a dining table adjacent to the window.

The sitting room is a grand room with a deep canted bay with decorative shutters at the windows. The breathtaking views, which are virtually 180 degrees, stretch from the harbour mouth and Marina around the bay to the lighthouse at Berry Head, Brixham and surrounding area towards the Cockington valley. This spacious room has a splendid original fireplace which invites natural placement for furniture. (This room is currently used as a bedroom).

There are two double bedrooms both with large sash windows giving far-reaching views over the gardens towards Berry Head and the open sea. One bedroom has an en-suite with Victorian style claw-foot bath and WC with a high cistern and wash basin in a wrought iron stand. A shower room has a large walk-in shower, WC and hand basin.

OUTSIDE
High gates are set on the original gate piers and provide privacy and security to the development, there is an allocated parking space with further spaces available for visitors. The beautiful gardens are a real feature and were landscaped to take advantage of the southerly aspect and the panoramic bay views. The gardens are well maintained and there are seating areas dotted around with a pathway leading to the indoor pool complex with pool and gym.

POSITION
Chelston is considered one of the best-preserved conservation areas of Torquay displaying a fine legacy of gracious Victorian residences. It has a village style community with excellent amenities centered around Walnut Road and Old Mill Road. The location has generous amounts of open space making it a very quiet and sought-after residential neighbourhood. This location also has a parish church and local bus service convenient for Torquay seafront, the railway station, local schools (subject to catchment rulings) and Torbay Hospital. Close by is Cockington Country Park with its famous thatched cottages, pub, tea garden and a 450-acre country park which can be explored through a network of paths and cycleways, including a delightful water meadow path to the seafront.

AREA
Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries,and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast. **COMMUNICATIONS**
The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

CURRENT MAINTENANCE/LENGTH OF LEASE
£4,196.43 per annum. 999 year lease from 24/04/2005, lease expiry date 01/04/3002. Owners own a share of the freehold.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable 2026/2027 £3002.98).**MOBILE PHONE COVERAGE** 02, EE, Three and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) (Estimated Ofcom Data)

VIEWING BY APPOINTMENT ONLY







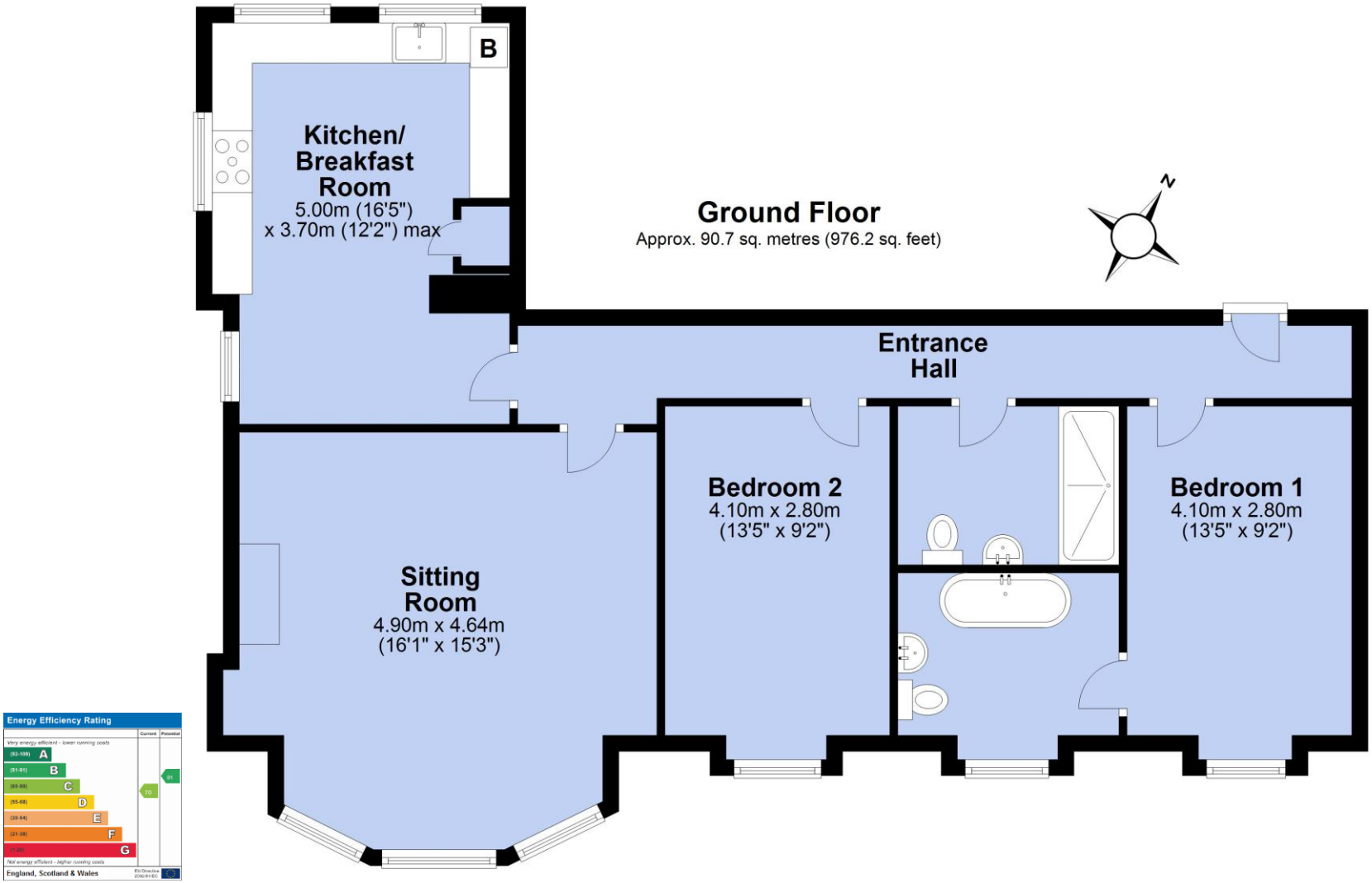












Total area: approx. 90.7 sq. metres (976.2 sq. feet)

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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JOHN COUCH
THE ESTATE AGENT

43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk

Zoopla rightmove The Property Ombudsman

www.johncouch.co.uk

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.