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2 Lyncombe Crescent



Dartmouth 11 miles Totnes 10 miles Exeter  
21 miles

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A spacious apartment with panoramic sea views located in the highly desired Lyncombe Crescent.

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- Panoramic Sea Views
- Desirable Lincombes Area
- 2 Bedrooms (1 en Suite)
- Kitchen Open Plan with Sitting/Dining Room
- Shower Room
- Balcony
- Garage
- Communal Gardens and Swimming Pool

Guide Price £315,000

### SITUATION

Lyncombe Crescent is located on Higher Lincombe Road which winds around the upper slopes of Lincombe Hill, a much favoured area due to its peaceful ambience and proximity to the shops, bars and cafes of Wellswood, as well as the vibrant harbourside, and town centre of Torquay.

Torquay is one of three beautiful towns forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay with shingle coves scattered nearby. The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered deep water bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. A short distance to the north lies the magnificent Dartmoor National Park.

### DESCRIPTION

This spacious waterside apartment has some of the best coastal and sea views in the area across Tor Bay. The accommodation briefly comprises of two double bedrooms, one with en suite facilities, a good size sitting dining room with a balcony off, and separate kitchen. The property enjoys the use of a single garage. There are communal gardens to the rear of the block which include an open air swimming pool for the resident's enjoyment.

### ACCOMMODATION

The apartment is located on the first floor with lift or stair access and shares a lobby with one other apartment. The front door opens to a hallway with two cupboards, and accesses the other rooms. The sitting/dining room is of a good size with plenty of room for sitting and dining furniture, a large window allows you to enjoy the fabulous sea views over the entire bay taking in the seafront of Paignton to Brixham harbour, Berry Head and beyond. A door opens to a balcony with space for relaxing or alfresco dining with ample space for a small outdoor dining set. A large opening from the

sitting/dining room leads to the kitchen. The kitchen is of a generous size with a large window enjoying the exceptional coastal views across the bay. The kitchen comprises of a range of wall and floor mounted units with a one and a half bowl sink with mixer tap over, an integrated fridge/freezer, microwave and electric oven. To the rear of the kitchen is a utility cupboard that houses the boiler and has space for a washing/drying machine.

Both bedrooms are well sized double rooms with pleasant views to the rear and built in wardrobes, bedroom one has an en suite shower room. There is also a shower room with a large shower enclosure, wash basin and WC.

### OUTSIDE

The development sits in the established communal gardens with lawned areas with shrub and flower borders. Within the grounds are a swimming pool and BBQ area for the residents' enjoyment. There is a single garage with the apartment that has power and light.

### SERVICES

Mains water, drainage, gas and electricity. Gas central heating

### TENURE

Leasehold - 1000 years from 24th June 1974

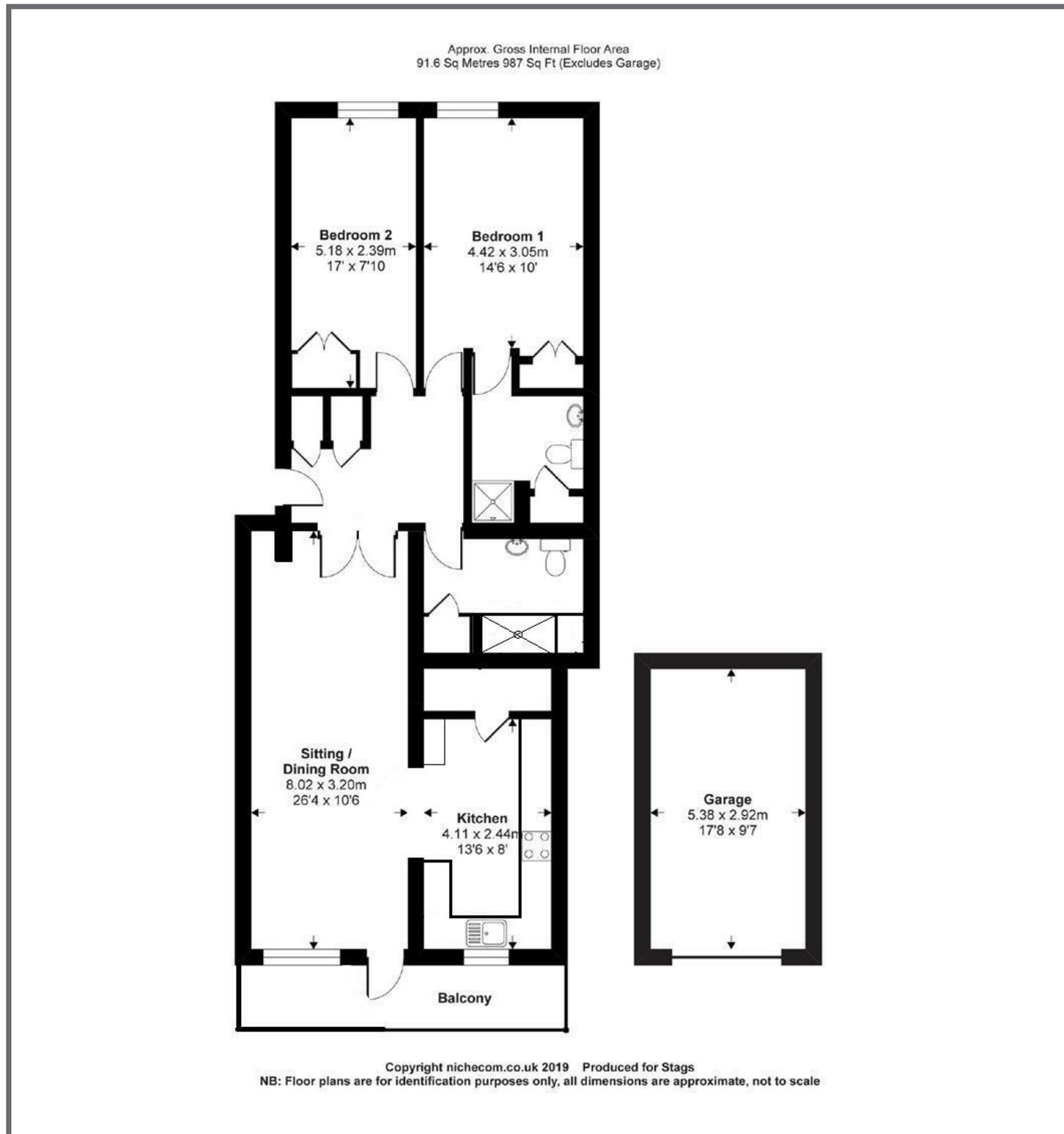
### VIEWING

Strictly by prior appointment with Stags on 01803 200160.

### DIRECTIONS

From Stags Torquay office and the harbourside follow Torwood Street to the traffic lights. Turn right onto Meadfoot Road, at the crest of the hill turn left onto Higher Woodfield Road. Again at the crest of the hill turn right onto Middle Lincombe Road, follow the road round a sharp left into Ridgeway road, then first right onto Higher Lincombe Road, where you will find Lyncombe Crescent after a short distance on the right.





These particulars are a guide only and should not be relied upon for any purpose.

6 Vaughan Parade, Torquay, TQ2 5EG



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B	(69-84) C	(51-59) D
(41-49) E	(21-39) F	(1-20) G	
Net energy efficient - higher savings costs		EU Directive 2002/91/EC	
England & Wales		2002/91/EC	

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