

JOHN COUCH
THE ESTATE AGENT

10 Meadfoot Grange
Meadfoot Road Torquay Devon

£220,000 Leasehold



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Quietly set within an established and impeccably maintained development, the apartment offers well proportioned accommodation designed for coastal living, with opportunity for internal enhancement

Entrance hall ■ Living room ■ Kitchen
2 bedrooms ■ En-suite shower room ■ Bathroom
Communal grounds
Allocated parking space, parking for visitors

FOR SALE LEASEHOLD
A top-floor apartment, set within the Meadfoot Grange development, from its position within the building enjoying a peaceful outlook across mature landscaped gardens with views stretching towards the distant coastline of Thatcher Rock. It offers well proportioned accommodation designed for refined coastal living, presenting a rare opportunity to acquire and enhance a home in one of Torquay's respected residential enclaves.

Quietly set within an established and impeccably maintained development, the apartment combines privacy, light and outlook — qualities increasingly sought after in prime coastal property.

INSIDE
Situated on the top (first) floor and accessed via a smart, well-kept communal entrance, the apartment immediately conveys a sense of calm.

The accommodation is thoughtfully arranged to maximise natural light, with well-balanced rooms and an easy, flowing layout suited to both everyday living and relaxed entertaining.

Two generous double bedrooms provide comfortable and tranquil retreats, the principal bedroom having an en-suite shower room, fitted wardrobes and benefits from a dual aspect. The living room is inviting, enjoying a pleasant garden outlook and offering space for seating and dining. A separate kitchen provides excellent functional space and presents an exciting opportunity for bespoke re-design to contemporary standards. The bathroom completes the accommodation.

Retaining its original architectural integrity, the apartment offers a superb canvas for tasteful modernisation, allowing a purchaser to craft a residence of individual style and distinction.

OUTSIDE
The apartment overlooks well tended communal gardens, rich with mature planting and anchored by a striking fir tree that forms a natural focal point. The grounds create a serene, park-like setting rarely found so close to the coastline, enhancing the sense of retreat and exclusivity.

Meadfoot Grange is a small, quietly prestigious development known for its careful stewardship and peaceful environment. The property benefits from an allocated parking space (No. 10), providing secure and convenient resident parking. There is also parking for visitors at the lower level.

LOCATION
Meadfoot is widely regarded as one of Torquay's most desirable addresses — sought after for its coastal location. Within minutes of the apartment lies Meadfoot Beach, an unspoilt stretch of coastline popular for swimming, paddleboarding and scenic coastal walks along the South West Coast Path.

The setting offers an enviable lifestyle balance: peaceful and residential, yet within easy reach of Torquay's vibrant harbourside. Here, an array of restaurants, cafés, wine bars and marina facilities create a cosmopolitan waterfront atmosphere reminiscent of a boutique Mediterranean port. Sailing, yachting and waterside leisure are integral to the local lifestyle.

VIEWING BY APPOINTMENT ONLY

Close by Wellswood provides a refined collection of independent shops, delicatessens, galleries and everyday amenities, fostering a strong sense of community with a distinctly village character.

Torquay itself sits at the heart of the English Riviera, renowned for its mild climate, palm-lined promenades and year-round coastal appeal. Excellent rail connections provide direct services to Exeter and London Paddington, while the M5 motorway at Exeter offers swift access to the national road network — making the property ideally positioned for both permanent residence and an elegant second home.

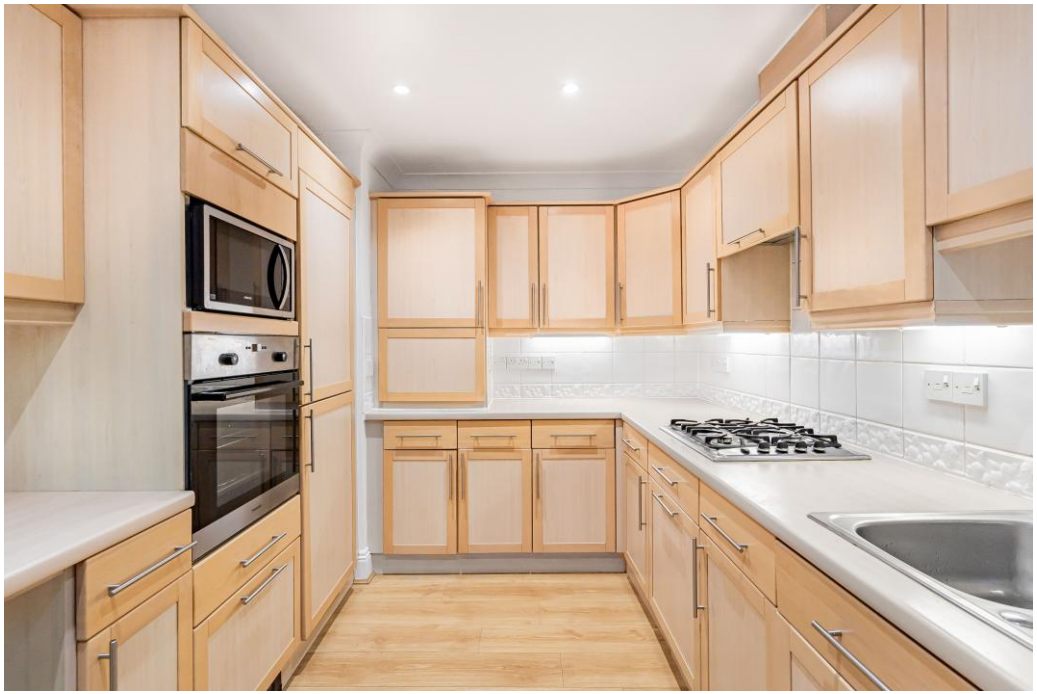
SERVICES
Mains water, gas, electricity and drainage are all connected, subject to the necessary regulations. Gas fired central heating with radiators.

CURRENT MAINTENANCE/LEASE TERMS
£1380 per annum. 199 year lease from 22/08/2001, lease expiry date 01/01/2200, 174 years remaining. Well behaved pets are welcome by permission, shorthold tenancy letting is permitted. Owners hold a share in the freehold.

CURRENT PROPERTY TAX BAND D (payable 2026/2027 £2339.84)

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











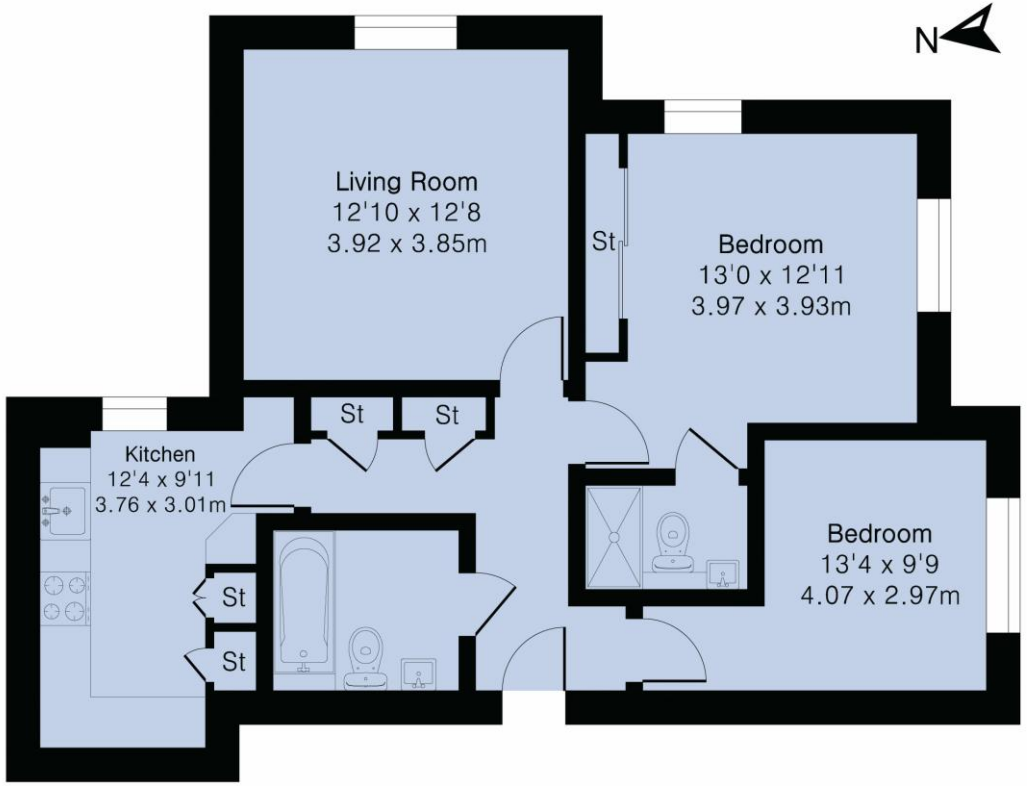




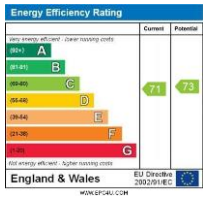




Approximate Gross Internal Area 729 sq ft - 68 sq m



First Floor



PINK PLAN

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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JOHN COUCH
THE ESTATE AGENT

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

Zoopla rightmove

www.johncouch.co.uk

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