



JOHN COUCH
THE ESTATE AGENT

14 The Headlands Cliff Road
Torquay Devon
£399,000 Leasehold



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Torquay Devon TQ2 6SW

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With uninterrupted bay views, this superbly appointed two bedroom apartment has a large terrace and a south facing balcony, living/dining room, kitchen, two bedrooms and bathrooms, garage, parking, visitor parking and use of the seaside communal gardens

- Spectacular bay views ■ Terrace and balcony ■ Level location
- First floor ■ Lift or stairs ■ Living/dining room ■ Kitchen
- Two double bedrooms ■ En-Suite ■ Bathroom
- Garage & parking ■ Visitor parking ■ Seaside communal gardens

FOR SALE LEASEHOLD

The Headlands is a well-respected apartment development built during the late 1980's to provide spacious high-end apartments in an exceptional sea front location. This well presented apartment has outstanding views directly into and around Tor Bay and offers the opportunity for relaxed living and a comfortable lifestyle.

LOCATION

The Headlands is set in a level location just off the sea-front promenade which flows around the bay giving easy access to all that Torquay has to offer. The development is very close to local hotels and only a short distance away from the sandy beach at Abbey Sands, local restaurants and cafés, the theatre, Marina and harbourside. There is a regular bus service nearby and Torquay railway station is within level walking distance.

Close by is the 450 acre village of Cockington Country Park with its Manor House, craft centre, 11th Century church, thatched cottages, pub, tea rooms and extensive network of paths and cycleways.

INTERIOR

To the front of the building steps rise to the main entrance – with alternative accessible access available directly from the car park. The smart foyer has a communal seating area. Apartment 14 is located on the first floor and can be accessed via the lift or stairs. (The Headlands has two separate lifts).

The smart front door opens to reveal a spacious hallway which is of irregular shape and has numerous storage cupboards with the sitting/dining room found directly ahead.

From entering this large room you are immediately drawn to the full-length doors and windows that frame the stunning view across the lawned gardens into the bay.

This southerly panoramic view takes in the sweep of the bay where marine activity and the lighthouse at Berry Head provide a constantly changing view day and night.

This superb space makes a wonderful room in which to relax or dine whilst enjoying the coastal views with doors opening onto the large terrace.

Returning to the hallway the well-fitted kitchen has a good range of high-gloss contemporary cupboards with some integrated appliances and the space has been designed to allow for a small table for casual dining.

VIEWING BY APPOINTMENT ONLY

The principal bedroom has large windows to two sides with views across the bay to the harbourside and out to sea, there is a double width fitted wardrobe and a well-fitted en-suite bathroom.

Bedroom two is also a double room with a large built-in wardrobe, this room has access to the south-west facing balcony which has some lovely sea views and is the perfect spot to catch the late afternoon sunshine.

Completing the accommodation is a smart contemporary shower room

OUTSIDE The main terrace is of irregular shape and is accessed through French doors from the sitting room. This large terrace offers ample space to relax and to dine al-fresco whilst enjoying the southerly views over the bay.

A second smaller balcony is accessible from the principal bedroom and enjoys the same spectacular bay views

The apartment has a single garage with an electric up and over door and there is a parking space in front of the garage. The garage has power and a water tap is also available. Further spaces are available for visitor parking.

To the southerly aspect are private lawned gardens dissected by footpaths that lead to secluded cliff-top seating areas for the resident's enjoyment.

RESORT / AREA

Torquay is synonymous with the English Riviera on Devon's south coast and has been a popular destination for tourism since the Victorian era. The nostalgic elements of this bygone age are well preserved and the famous pier and classic architecture now blends seamlessly with new contemporary architecture, stylish bars, new hotels, restaurants and the international marina. The working harbour, sandy beaches, iconic palm trees and beach huts provide a wonderfully timeless element.

Tor Bay has four theatres and two cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre the Agatha Christie Festival and an annual Seafood Festival. At Christmas the Bay of Lights is a sensory extravaganza where a 1.5 mile walking trail winds around the waterfront creating a festive celebration of Christmas

Within the bay there are many opportunities to participate in water sports, fishing or to take boat trips. The horseshoe shaped bay being a natural safe haven attracts visiting cruise liners and is a paradise for yachtsmen and boating enthusiasts, with craft from local sailing clubs regularly seen competing in the bay with national and international races throughout the year.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Modern Dimplex Electric Heating.

CURRENT PROPERTY TAX BAND F (Payable Torbay Council 2026/2027 £3548.99)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Ultrafast (FTTP) (Estimated Ofcom Data)

CURRENT MAINTENANCE/LEASE TERMS

£3800 per annum to include water. 199 year lease from 30/11/2008, lease expiry date 1/09/2186, 161 years remaining. Owners own a share of the freehold.

GENERAL GUIDANCE Under the terms of the lease holiday letting is not permitted. Assured Shorthold Tenancies of a minimum of six months are allowed. Pets are permitted with the agreement and approval of the Board of Directors. (Subject to confirmation by the Management Company).











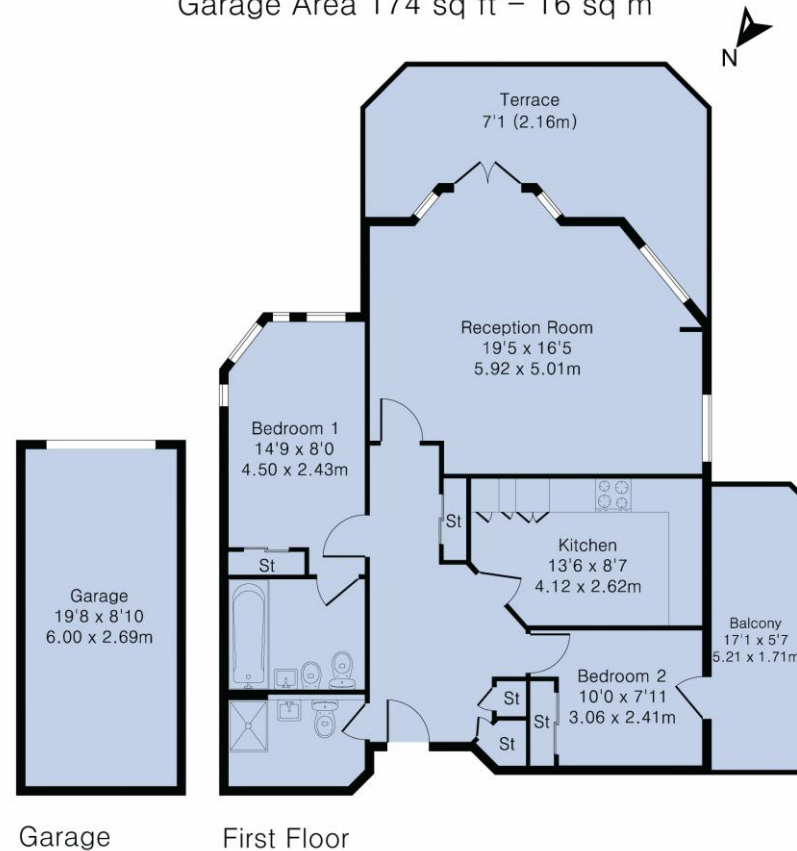


Approximate Gross Internal Area 995 sq ft - 92 sq m

First Floor Area 821 sq ft – 76 sq m

Garage Area 174 sq ft – 16 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		
	72	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



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.