



JOHN COUCH
THE ESTATE AGENT

19a St Georges Crescent
Torquay Devon

£395,000 Leasehold



19a St Georges Crescent
Torquay Devon TQ1 3QU

£395,000 Leasehold



A beautifully presented first-floor apartment forming one of just two within a handsome 1920s house, with private garden, parking and an enviable position beside Cary Park

Entrance hall ■ Kitchen/dining room ■ Living room ■ Bedroom 3/Study
2 bedrooms ■ En-suite shower room ■ Bathroom
Parking for two cars ■ Garden

FOR SALE LEASEHOLD

Occupying the first floor of a handsome semi-detached house dating from the 1920s, the apartment forms one of just two homes within the building. With stylish presentation, it enjoys a pleasant position in one of Cary Park's established residential roads, where substantial period houses, many still arranged as individual homes, create an attractive environment.

The property sits immediately close to the park, where mature trees, open lawns and recreational facilities create a leafy and attractive setting. The tennis courts are within sight and sound, the park also provides a bowling green and children's play area. At one end of the park stands All Saints' Church, with the shops and amenities of Reddenhill Road within level walking distance.

The property has its own private entrance at the rear of the house, with a staircase rising to the first-floor accommodation which has well-proportioned rooms, good natural light and a thoughtfully arranged layout.

The kitchen and dining room have space for both everyday dining and entertaining and a pleasant outlook towards the front of the property and the neighbouring tennis courts. The adjoining sitting room enjoys the same aspect and retains some of the period character of the original house, including a handsome picture rail and deep frieze beneath the ceiling.

The principal bedroom has a small en-suite shower room and an outlook towards the nearby church, while the second bedroom is a good-sized double. Bedroom three is currently arranged as a home office, but is equally suited to use as a bedroom if required, providing flexibility according to family requirements.

The accommodation is completed by a family bathroom and a separate cloakroom.

Outside, the property has an unusually good private space for an apartment. There is a pleasant area of garden suited to sitting and relaxing, together with a further section that provides an ideal setting for outdoor dining and barbecues. There is parking for two cars.

LOCATION

Cary Park is on the Babbacombe and St Marychurch side of Torquay, an established and particularly well-liked part of the town with a strong sense of local community. St Marychurch has a thriving centre with a good selection of shops, cafés and everyday amenities, while Babbacombe Downs is close by, providing a wonderful expanse of open space overlooking Lyme Bay. From here, the coastal scenery extends across the bay, with the beaches and shoreline below adding to the appeal of this particularly attractive part of Torquay.

VIEWING BY APPOINTMENT ONLY

The location is also well placed for Torquay's harbourside and marina, with the town centre and its wider range of facilities readily accessible. Torquay has a strong year-round appeal, with its restaurants, cafés, theatre and marina complemented by an active programme of events, together with opportunities for sailing, golf, tennis and other sporting and leisure pursuits.

CONNECTIVITY

For travel beyond Torquay, the South Devon Highway provides a direct connection to the A380 and the M5 at Exeter, while Torquay railway station offers direct services to London Paddington. Newton Abbot is also within easy reach for a wider range of rail connections, with Exeter and its extensive shopping and commercial facilities readily accessible by road. Exeter Airport provides further domestic and international connections.

SERVICES

Mains water, gas, electricity and drainage are connected, subject to the usual statutory regulations. Gas-fired central heating with radiators.

CURRENT MAINTENANCE/LENGTH OF

LEASE Shared on a 50/50 basis as and when required. 999 year lease from 21/05/2007, lease expiry date 21/05/3006, 980 years remaining. The freehold is shared on a 50/50 basis. Please note holiday letting is not permitted under the lease terms.

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)







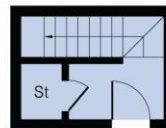
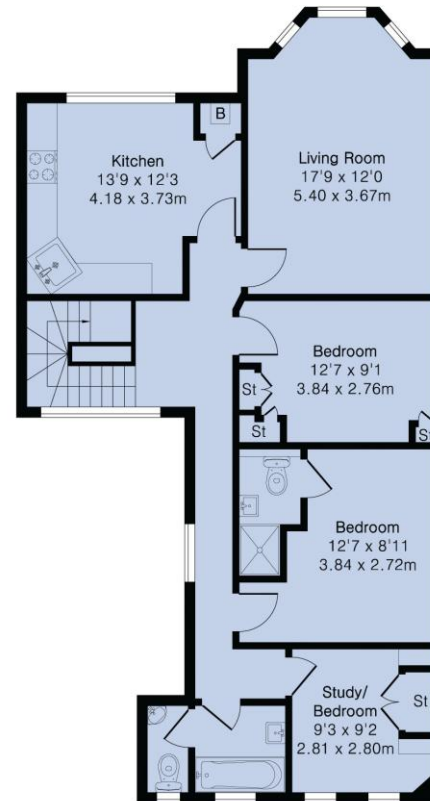
Approximate Gross Internal Area 1019 sq ft - 95 sq m

Ground Floor Area 61 sq ft – 6 sq m

First Floor Area 958 sq ft – 89 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)	66	71
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



Ground Floor First Floor



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.



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.



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

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.