



**JOHN COUCH**  
THE ESTATE AGENT

18 Corbyn Suites  
Torbay Road Torquay Devon

**£335,000 Leasehold**





# 18 Corbyn Suites

## Torbay Road Torquay Devon TQ2 6RH

£335,000



A stylishly presented two bedroom apartment, located in a prime seafront location with bay views towards the Marina and allocated parking space, suitable for full-time living or holiday letting

Entrance hall ■ Sitting room ■ Kitchen  
2 bedrooms ■ En-suite bathroom ■ Shower room  
Allocated parking space, parking for visitors

### FOR SALE LEASEHOLD

18 Corbyn Suites is situated to the third (top) floor of this prominent building and provides an immaculate home presented with a luxury coastal style that subtly reflects the seafront location and stunning coastline views.

### LOCATION

Set on the level sea-front promenade the apartment is just a short level walk to local beaches, cafes, restaurants, the harbour and marina. There are excellent public transport links and Torquay railway station is also within walking distance. The apartments are well placed for easy access to the town centres of both Torquay and Paignton with local amenities available at nearby Preston. Close by is the 450-acre village of Cockington Country Park with its thatched cottages, pub and tea rooms and extensive network of paths and cycleways.

### INTERIOR

From the smart communal lobby a lift or stairs take you to the third (top) floor where the front door opens to an inviting entrance hall giving access to the expansive open-plan kitchen, dining and reception room. This space is cleverly zoned with the contemporary kitchen at one end making a

harmonious statement. Well fitted contemporary units incorporate integrated appliances and are capped with complimentary quartz countertops. The breakfast bar delineates the kitchen from the living space and also provides a useful space for casual dining. The remainder of the room can be defined between dining and seating zones, while the eye is drawn to the windows where there are southerly views across the bay towards the Marina.

Returning to the hallway are two double bedrooms, each with fitted wardrobe cupboards and one with a contemporary en-suite bathroom with shower over the bath. Completing the accommodation is a family bathroom with corner shower unit.

### OUTSIDE

There is an allocated parking space to the front of the building, with further parking for visitors. The walkway to the apartment provides a outdoor seating area (this space is communal).

### AREA

Enviably located within a large, sheltered bay on the South Devon Coast, Torquay retains the feel of a traditional seaside town with stunning coastline, iconic

palm trees, sandy beaches and historic pier, all enhanced by the International Marina and a good range of shops, galleries and cafes. The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, bowls, rugby, football and cricket available close by.

### COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric Heating. **CURRENT PROPERTY TAX BAND** To be advised

**CURRENT MAINTENANCE/LENGTH OF LEASE** £1588 per annum, remaining period of 125 year lease from 2017. Ground rent £250 per annum. Pets are not permitted at the development. AST or holiday letting is allowed under the terms of the lease.

VIEWING BY APPOINTMENT ONLY

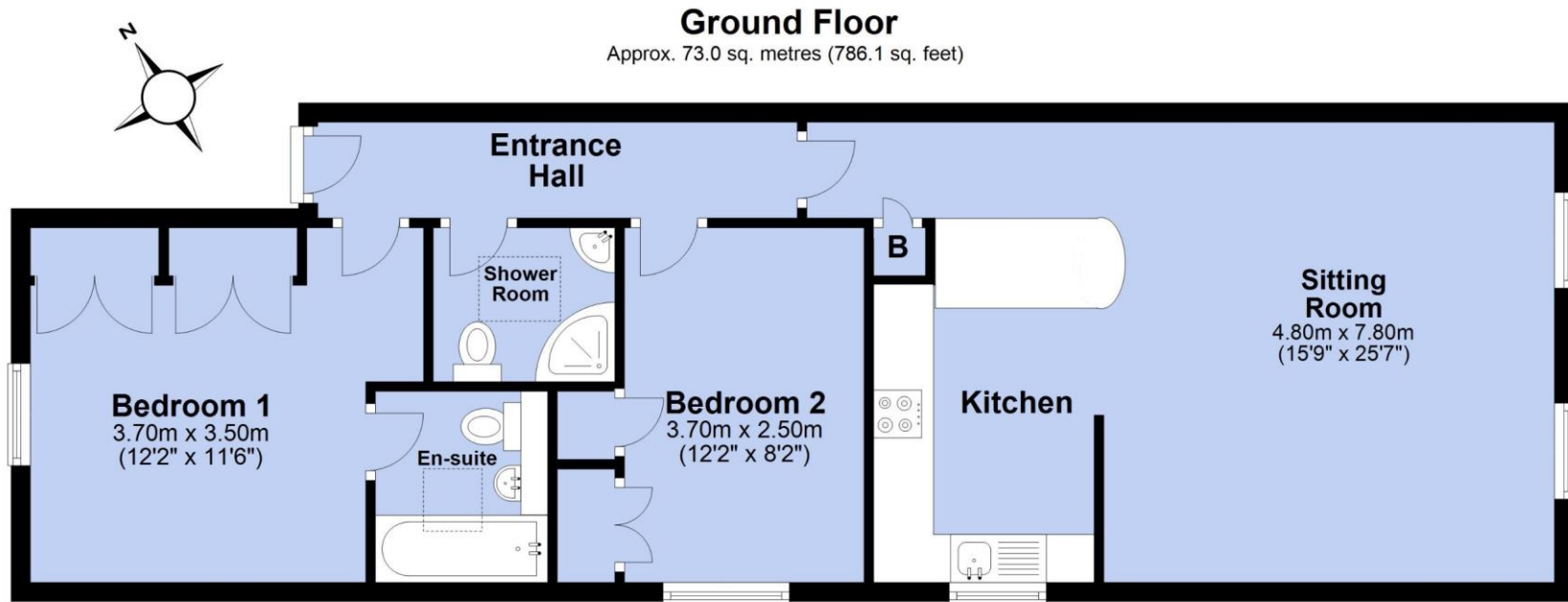




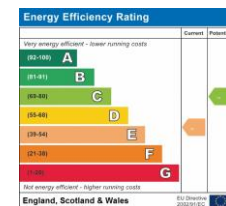








Total area: approx. 73.0 sq. metres (786.1 sq. feet)



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



Zoopla rightmove



[www.johncouch.co.uk](http://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.