



**JOHN COUCH**  
THE ESTATE AGENT

32 The Vinery  
Montpelier Road Torquay Devon

**£245,000 Leasehold**





32 The Vinery, Montpelier Road  
Torquay Devon TQ1 1TY

£245,000 Leasehold



A purpose-built two bedroom penthouse apartment forming part of a desirable retirement community, with stunning harbour views, terraces, parking and communal facilities

- Retirement community ■ Stunning sea views ■ Parking
- Open plan kitchen/dining/living room with sea views
- Two bedrooms and bathrooms ■ Two south facing sun terraces
- Communal facilities ■ Communal terraces and gardens

#### FOR SALE LEASEHOLD

This two bedroom penthouse apartment is located in an attractive retirement development within a short walk of the harbourside.

The top (fifth) floor location provides stunning southerly bay views which can be enjoyed from the principal rooms and private sun terraces. There is allocated undercover parking and excellent facilities with a communal lounge/conservatory, laundry and gardens, there is even an on-site manager who ensures the smooth running of the development and Tunstall pull-cord alarms for peace of mind.

#### LOCATION

Montpellier Road falls within the Torquay Harbour Conservation Area. This historic location is home to many fine period buildings which now sit comfortably alongside more modern developments.

The Vinery is only a short walk away from the harbourside, marina and all that the town has to offer with a convenience store, GP practice, dental surgeries and a pharmacy in the more immediate vicinity. Local buses that travel across the bay are available on the nearby Babbacombe Road.

#### ACCESS

From the parking area beneath the building a lift rises to the top floor, alternatively steps rise from the pavement in Montpellier Road to the smart communal lobby where lift or stairs rise to the penthouse level. There are two lifts in the building and two staircases, one of which also has the benefit of a stair lift.

#### DETAILS

The apartment is accessed by means of a covered walkway to the rear of the building where a glass panelled door opens to small lobby with the solid front door opening to the entrance hallway.

The accommodation is well laid out with the principal rooms all having a bay view and access to the outside spaces.

From the hallway a door opens to the living space where the stunning views draw you to the glazed French doors which open to the south facing terrace. The space provides ample room for comfortable furniture and a dining table and chairs. This room is open plan to the kitchen area with an archway visually delineating the spaces.

The kitchen is well fitted with a range of wall and base units incorporating some integrated appliances and with space and plumbing for a washing machine. A large picture window provides natural illumination and views along the cliff side gardens to Montpellier Road. To the rear of the living space a lobby area has a double built-in storage cupboard and a door returning to the hall.

VIEWING BY APPOINTMENT ONLY

The principal bedroom is a lovely bright room with a picture window and French doors that open to a small terrace that is set into the rock face, bounded by traditional stone walls and flowing evergreen shrubs. This hidden terrace is a lovely peaceful haven from where rooftop views across the bay can be enjoyed. The room has good space for bedroom furniture and there is a large built-in wardrobe with sliding doors and for convenience there is an adjacent shower room.

Across the hallway bedroom two also has a built-in double wardrobe and a large window provides good natural illumination and has views towards the communal garden area. A fully fitted bathroom incorporates a large storage cupboard and completes the accommodation.

### **OUTSIDE**

The apartment has a large south facing terrace with balustrading and provides a ring-side view into Torquay Harbour, the marina and wider bay area. This south facing sun trap is accessed via the French doors from the living space and provides a wonderful place to relax and enjoy or to dine al-fresco.

From the principal bedroom a door opens to a further terrace which provides a completely private and sheltered outside area with southerly views over the bay.

Beneath the building is an allocated parking space with lift access directly to the Penthouse level.

### **COMMUNAL FACILITIES**

The communal facilities are located at the top floor where there is a laundry, a communal lounge/conservatory and sun terrace with steps and stair lift leading up to further paved gardens with communal seating and fabulous far reaching views across the bay.

There is a resident caretaker who lives on site and takes care of the daily maintenance of the building.

### **AREA**

Located within a large, sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

### **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. Heating by Electric storage heaters, Hot water from an off-peak electric immersion heater.

**CURRENT PROPERTY TAX BAND E** (Payable Torbay Council 2024/2025 £2729.04)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) (Estimated Ofcom Data)

### **CURRENT MAINTENANCE/LEASE TERMS**

£4938.26 per annum. Ground rent to be advised. 150 year lease from 03/09/1987, lease expiry date 29/09/2136, 112 years remaining. Residents have the right to manage,

**GENERAL GUIDANCE** The Vinery apartments are age restricted to 60 or over. Pets are allowed with the approval of the resident's association. Assured Shorthold Tenancies of a minimum of six months are permitted. (Subject to confirmation by the Management Company)



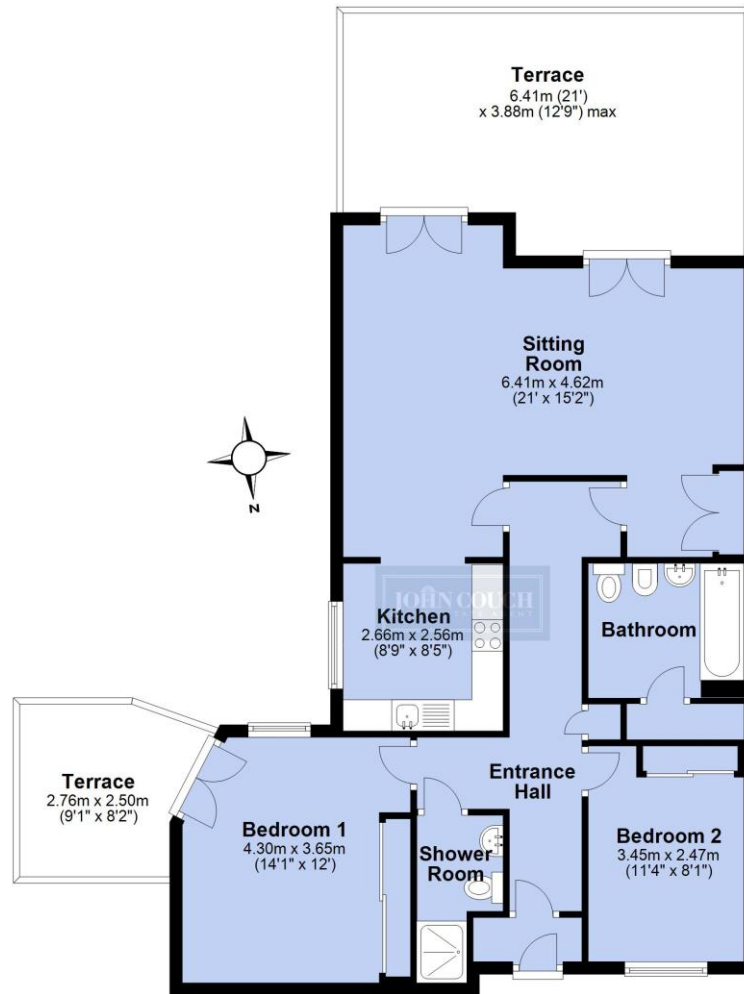






### Floor Plan

Approx. 82.9 sq. metres (892.5 sq. feet)



Total area: approx. 82.9 sq. metres (892.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-104)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	72
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.