



**JOHN COUCH**
THE ESTATE AGENT

2 Danby Heights Close
Torquay Devon
£435,000 Leasehold



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This unique two bedroom duplex apartment has views towards the sea and spacious accommodation skillfully updated for modern living, complemented by easy to manage outside spaces, a single garage and parking

- Updated duplex apartment with sea views ■ Open plan living room
- 2nd sitting room ■ Kitchen ■ Cloakroom/WC
- Two double bedrooms ■ Shower room & bathroom
- Sun room ■ South facing gardens ■ Garage & parking

FOR SALE FREEHOLD

No 2 Danby Heights Close is an exceptional home imaginatively reconfigured from its 1960s origins into a stylish property that embraces mid-century architecture to provide light-filled spaces that capture delightful bay views. Set in an elevated position, this home exudes effortless glamour and has been thoughtfully designed to provide a sophisticated home that unfolds over two levels with views from the principal rooms and outside spaces.

INSIDE

From the moment you enter this immaculately presented home it is apparent that much thought has gone into creating a welcoming ambiance. The entrance hall provides useful access to the integral garage which has plumbing for laundry appliances and there is also a cloakroom/WC before a door opens to the main accommodation.

The open plan living area has defined zones for kitchen, dining and comfortable seating that allow uninterrupted views across the balcony to the verdant hillsides and sea. The kitchen area has been carefully designed to ensure that the working areas are not visible from the sitting/dining area and there is a space in front of the balcony doors for a small breakfasting table. The kitchen has been very well planned and fitted with contemporary white high-gloss units complimented by contrasting countertops and fitted with a good range of integrated appliances.

The large balcony spans the width of the living area with a simple glass balustrade allowing maximum views and light to flow creating a seamless transition between the inside and outside spaces.

Stairs descend to the garden level where there are two fabulous double bedrooms, both with space for wardrobes and both with patio doors that open to a delightful sun-room which is an ideal place to curl up on inclement days and enjoy the lovely views over the garden to the sea beyond. There is a stylish contemporary bathroom with WC and separate shower room with a double-width walk in shower. To the rear a snug which has been beautifully fitted out to provide a cosy second sitting room but this room would work equally well as a home office or gym.

THE OUTSIDE

The sun room gives direct access to the garden with a terrace immediately adjacent to the house providing a sunny spot for al-fresco dining with a few steps descending to a large decked area from where the late afternoon sun can be enjoyed.

VIEWING BY APPOINTMENT ONLY

The views are fabulous and the gardens have been designed for maximum enjoyment throughout the year with architectural and Mediterranean plantings chosen to suit the seaside location. Steps descend to an area of wild garden where a gate in the boundary allows access from the close so that any garden debris can be easily disposed of.

To the front of the house is a single garage with a parking space in front and a pathway leading to the front door.

LOCATION

Danby Heights is set in an elevated position on a quiet and select residential drive that was constructed during the Victorian era as a carriage driveway from where extensive vistas across the wooded headland into Tor Bay and the surrounding area were enjoyed. Today it is sought after for its quiet ambiance and proximity to the nearby beach at Meadfoot and the village style community of Wellswood with its excellent range of local amenities that include cafes, delicatessen, French patisserie, restaurant, pub, pharmacy, post office, convenience stores and beauty salons.

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.

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. There are many stylish bars, a choice of fine restaurants and an international marina, whilst the working harbour, sandy beaches, iconic palm trees and beach huts provide a timeless element.

Within the bay are many beaches and coves to explore, some are peaceful havens for relaxing and have waterside cafes and others offer water sports, fishing and boat trips. The horseshoe shaped bay is a natural safe haven for visiting cruise liners and 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.

Boat trips around the bay and to Brixham and Dartmouth are very popular and traditional sporting opportunities including golf, tennis, bowls and cricket are all close by.

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.

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

CURRENT PROPERTY TAX BAND C (Payable Torbay Council 2024/2025 £1984.75)

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

CURRENT MAINTENANCE/LEASE TERMS

£195 per annum service charge (for the upkeep of the communal garden area) and £10 annual Ground Rent. 999 year lease from 21/04/1981, lease expiry date 29/9/2977, remaining period 953 years.

GENERAL GUIDANCE Assured Shorthold Tenancies of a minimum of six months and small pets are permitted with the approval of the resident's association. Holiday letting is prohibited (Subject to confirmation by the Management Company)









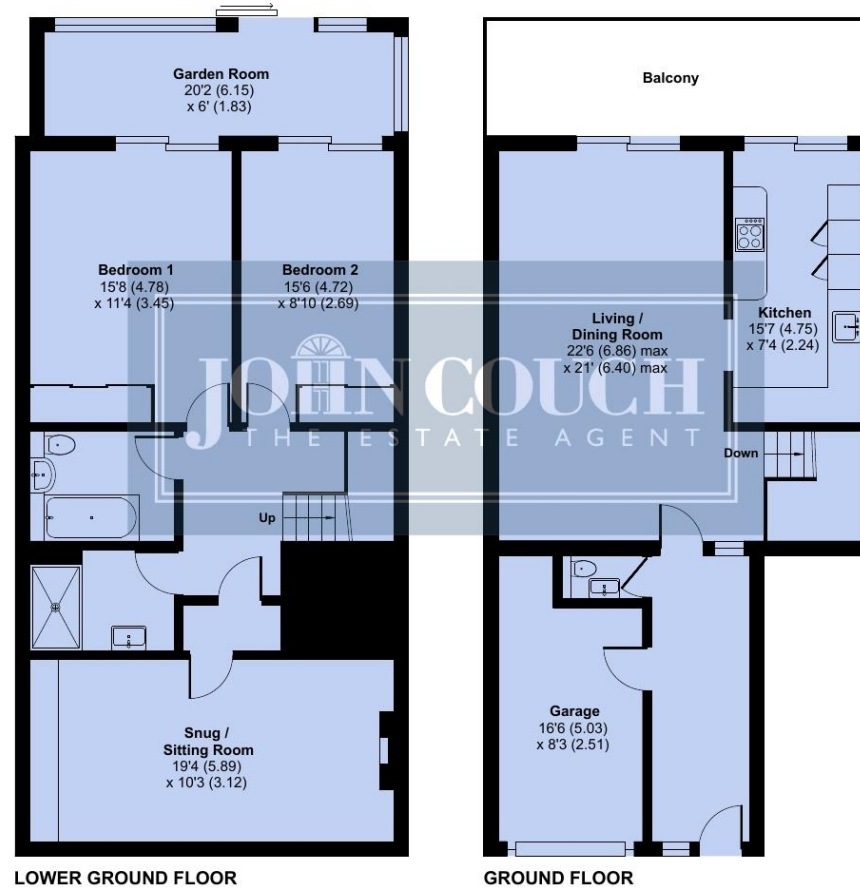






Approximate Area = 1562 sq ft / 145.1 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1688 sq ft / 156.8 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for John Couch The Estate Agent. REF: 1175163

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.