



**JOHN COUCH**  
THE ESTATE AGENT

2 Compass South Ilsham Marine Drive  
Torquay Devon

**£565,000 Leasehold**



# 2 Compass South Ilsham Marine Drive Torquay Devon

## £565,000 Leasehold



In an exclusive location and with exceptional sea and coastal views this three bedroom apartment offers a spacious home for lateral living with a large south facing sun terrace and secure undercover parking

- Stunning views Tor Bay and the open sea
- Open plan living/dining/kitchen
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Family bathroom
- Large south facing terrace
- Secure parking
- Visitor parking

### FOR SALE LEASEHOLD

This small development of just eight residences was built approximately 22 years ago to provide high quality apartments with exceptional south facing views across Thatcher Point into Tor Bay. This apartment has a large terrace capturing the fine views where large windows create an immersive experience surpassed only by stepping outside onto the south facing terrace.

### LOCATION

Compass South is set in an elevated position on one of Torquay's most prestigious residential roads which rises from the beach and hugs the coastline. Located approximately two miles from Torquay harbourside this area is sought after for its proximity to the South West Coastal Path and the blue flag beach at Meadfoot with its iconic beach huts and licensed café with beach side terrace.

Close by is the village style community of Wellswood with its excellent range of local amenities that include cafes, delicatessen, French patisserie, restaurants, pub, pharmacy, post office, convenience stores, beauty salons and church.

### INSIDE

From the driveway steps rise to the communal entrance hall where the door to apartment two can be found to the left side.

The superb open plan living space draws you to the large patio doors which frame the stunning bay views and open to give access to the sun terrace.

This expansive room has defined zones with the kitchen area being designed to allow a central island to provide space for casual dining.

The kitchen is fitted with an extensive array of wall and base units enhanced by a range of integrated appliances complimented by contrasting countertops.

There is a defined space for a dining table to be placed in front of the window whilst comfortable furniture can be arranged for relaxation in front of the patio doors for enjoyment of the view. The balcony spans the width of the apartment with a simple glass balustrade allowing maximum views and light to flow creating a seamless transition between the inside and outside spaces.

The principal bedroom is adjacent to the living area and has built-in wardrobes and patio doors opening to the terrace where there are tantalising views towards Thatcher Rock. The en-suite bathroom has a shower over the bath.

**VIEWING BY APPOINTMENT ONLY**

There are two further bedrooms with windows overlooking the rear of the development with the larger bedroom having a wall of built-in wardrobes. A spacious family bathroom has a full-length bath and separate shower with opening window to the rear of the development. Completing the accommodation double cupboards in the hallway provide excellent storage space and have space and plumbing for a washing machine.

### THE OUTSIDE

The terrace is accessed from either the living room or principal bedroom and spans the width of the apartment with ample space for a dining table for al-fresco dining and sun loungers for relaxation. The development has secure garage style car parking that sits below the development with this apartment having an allocated parking space for one car with some additional open spaces for visitor parking.

### 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. A large marina is located next to the working harbour and the 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 places 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.

There are many stylish bars and an extensive choice of fine restaurants, some of which specialise in locally caught seafood and provide opportunities for al-fresco dining and to enjoy live music.

Tor Bay has four theatres and three cinemas providing a varied programme of entertainment with year-round arts events including music festivals, open air cinema, outdoor theatre, the International Agatha Christie Festival and an annual seafood festival.

### 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 airport at Exeter provides a gateway to destinations further afield.

**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 G** (Payable Torbay Council 2024/2025 £3721.41)

**MOBILE PHONE COVERAGE** EE and 02 (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) and Ultrafast (FFTP) (Estimated Ofcom Data)

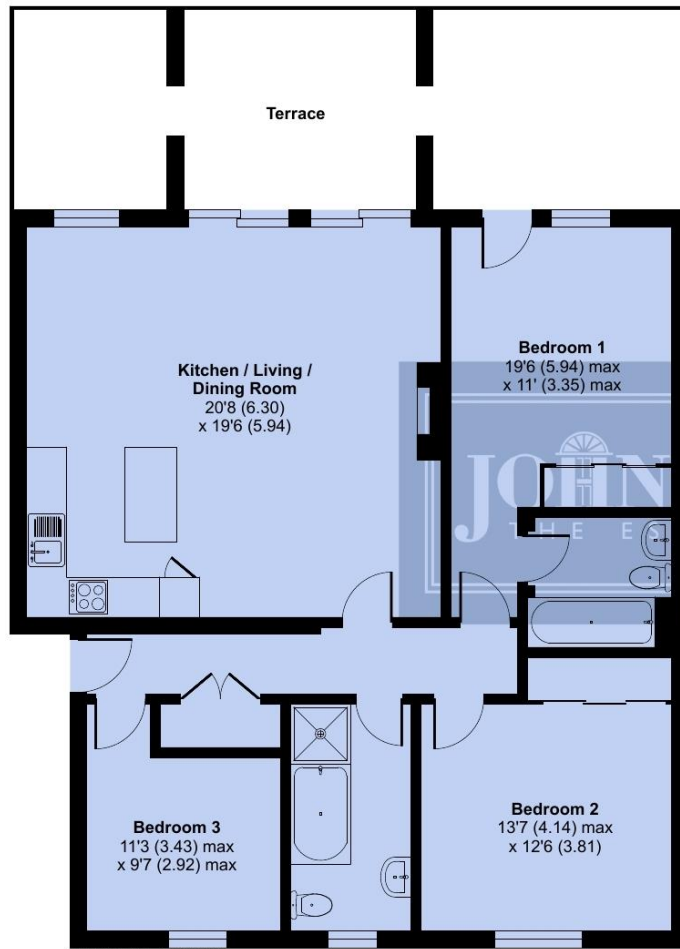
**CURRENT MAINTENANCE/LEASE TERMS** £3000 per annum. 999 year from 01/01/2000 lease expiry date 01/02/2999, remaining period 974 years.

**GENERAL GUIDANCE** Assured Shorthold Tenancies of a minimum of six months are allowed. Pets and holiday letting is strictly prohibited (Subject to confirmation by the Management Company)









Approximate Area = 1084 sq ft / 100.7 sq m  
 Garage = 593 sq ft / 55 sq m  
 Total = 1677 sq ft / 155.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>	60	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1188044

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.



compasssouth

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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.