



ABSOLUTE

Admirals Place, Lincombe Drive, Torquay, TQ1 2HJ  
**Guide Price: £352,000    Tenure: Leasehold**



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# Admirals Place, Lincombe Drive, Torquay, TQ1 2HJ

## Four Bedroom Maisonette

- Newly Revovated 4 Bedroom Maisonette
- A Hidden Gem In The Desirable Wellwood Area
- Bright & Spacious
- Chain Free
- Open Plan Living / Dining Area / Stylish High Spec Kitchen
- Cloakroom
- 4 Bedrooms (3 Double)
- Bathroom & Ground Floor Shower Room
- Large South Facing Tiered Garden With Outdoor Dining Area
- EPC Rating: C

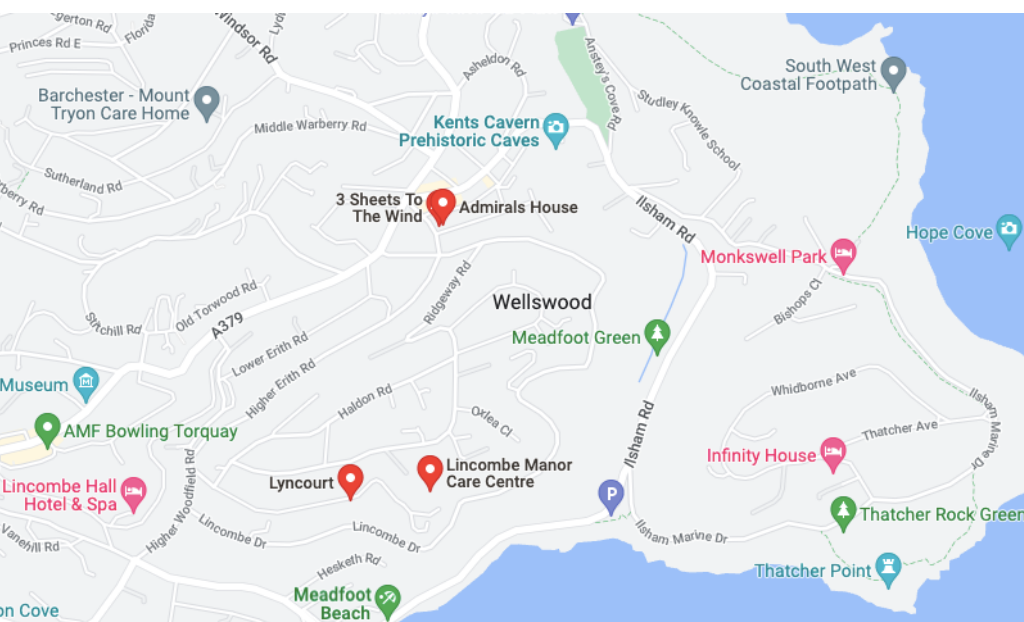


A Four Bedroom Recently Refurbished Maisonette In The Desirable Area Of Wellwood With A Large South Facing Tiered Garden Currently Set Up As A Holiday Let

With a large south facing tiered garden, this bright and spacious property is a hidden gem in the much sought after area of Wellwood, Torquay. Recently refurbished and boasting a high spec kitchen and open plan living / dining area perfect for family socialising. Admirals Place is accessed via a south facing tiered garden with outdoor dining area. After descending the low level garden steps, you arrive at the heart of the property on the ground floor. This open plan living area has been superbly fitted with a stylish kitchen, lounge / dining area, cloakroom, 4 bedrooms (3 doubles), bathroom and shower room. There is ample unrestricted street parking directly outside the property entrance.



Admirals Place is ideally located in the desirable Wellswood area of Torquay, with a parade of boutique shops, restaurants, coffee shops, well-known locals pub, a fabulous patisserie and a 2-minute walk from Kents Cavern. Torquay is the heart of the English Riviera, famed for its mild climate and palm fringed sandy beaches, the harbour, with its deep water marina, palm trees and subtropical gardens and a myriad of bars and restaurants. Torquay is well connected with rail links to London via Newton Abbot, The county capital of Exeter and the M5 are now within easy reach thanks to the new South Devon Link Road, where you will also find Exeter Airport with flights to a range of European and international destinations. An early viewing of this fabulous property is highly recommended to avoid disappointment.



Agent's Note  
 Lease - 999 years from 2022  
 Ground Rent - Peppercorn  
 Service Charges - TBC  
 Council Tax Band - A

What3Words  
 UPRN:  
<https://w3w.co/barks.cling.king>



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If you are considering selling or letting your home, get in contact with us today on 01803 214214 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

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