



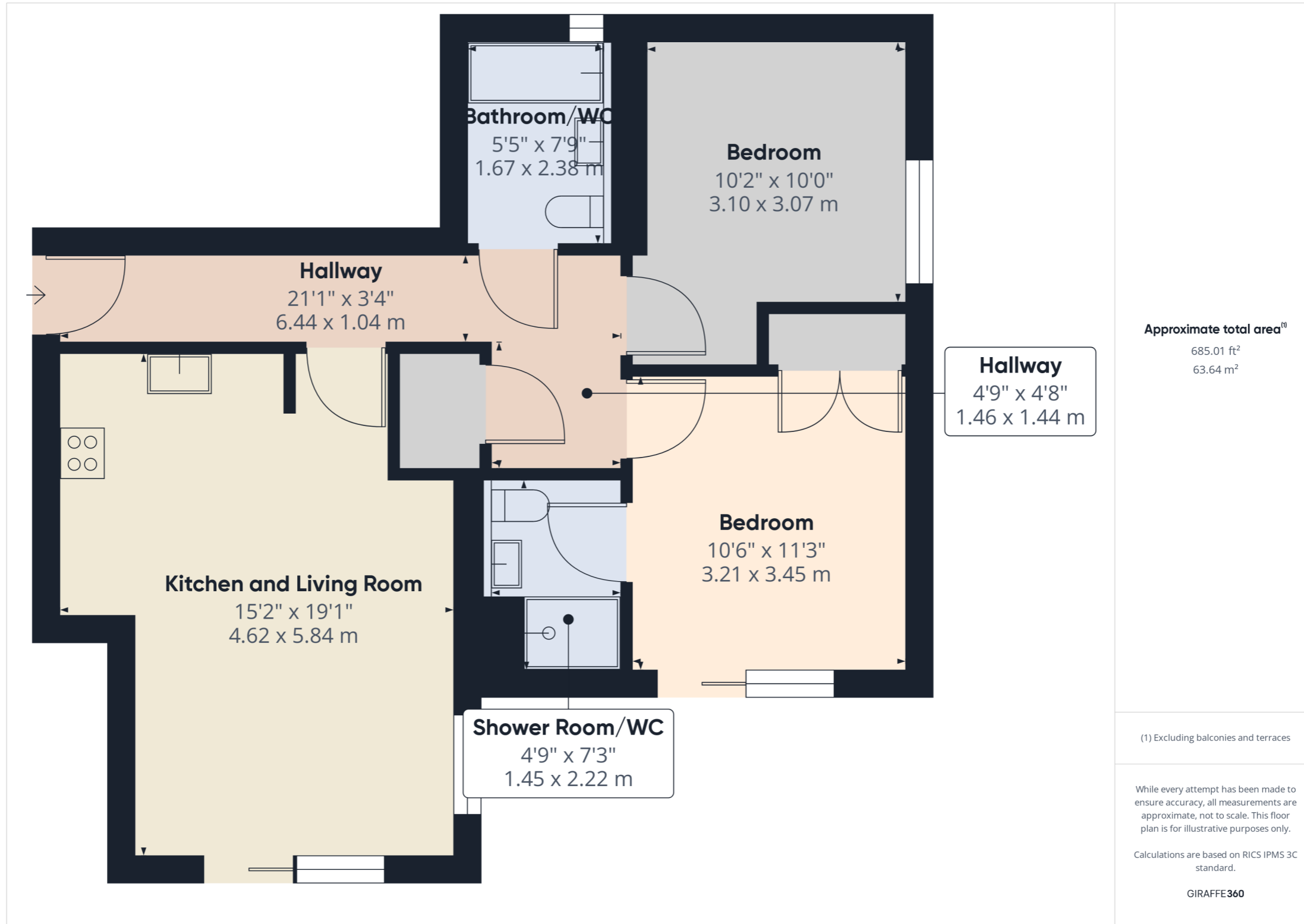
Ridgewater

Local • Independent • Experts

**2 Bedroom Apartment for Sale in Thatcher View, Lincombe
Manor Retirement Village**

Guide Price £180,000

FLOOR PLAN



DESCRIPTION

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Superb sea views are enjoyed from this beautifully presented modern two bedroom retirement apartment situated within the Lincombe Manor Retirement Village, an impressive development located in the popular Lincombes area of Torquay. The development has been designed to offer a relaxing environment for independent living for the over 60's. The property also has the benefit of an allocated parking space.

There are superb facilities for the exclusive use of the residents and guests located in the impressive and elegant communal rooms in the adjoining Grade II listed Manor House. These include a bistro, restaurant, lounge, bar, gymnasium, library and TV/games room as well as large grounds where you can relax and absorb the tranquillity of the area, with lovely sea views over the bay. A 24 hour porter/concierge service is available ensuring peace of mind at all times. This includes a porter driven buggy which is available upon request and a minibus for shopping trips and other occasions.

Located on the wooded slopes of the Lincombes on the hillside above Meadfoot, Lincombe Manor is positioned for easy access to Torquay's Harbourside, Town Centre and the popular Wellswood 'village' shopping area and coastal walks through the Ilsham Valley towards Meadfoot Beach.

A sweeping private driveway at the end of Middle Lincombe Road leads to the Manor House and Thatcher View.

From the car parking area the apartment, which is located on the middle/entrance level floor, has a level walk to the main entrance door into the building with a security entry system. This opens to a shared entrance lobby and hallway. A door opens to the apartment.

Accommodation.

Long Entrance Hall. Smoke alarm and heat detector. Heating thermostat. Inner Hallway area with a useful built in storage cupboard housing the Glow-worm gas fired boiler and electricity consumer box.

Open Plan Living Room and Kitchen.

Living Room Area Featuring large double glazed patio door and window with a Juliet balcony having stunning sea views across Torbay stretching from Thatcher Rock to Berry Head. Additional double glazed window to the side looking onto the balcony with sea and woodland views. Underfloor heating thermostat. TV aerial point.

Kitchen Area. Fitted with an excellent range of modern units comprising floor base cupboards and drawers with long granite effect work top areas and matching surrounds. Range of matching wall cupboards. Inset stainless steel sink with mixer tap. Integrated fridge/freezer. Dishwasher. Neff washer/dryer. Neff electric hob with a stainless steel cooker hood over. Neff electric oven and microwave. Tiled floor. Smoke alarm. Recessed ceiling lights.

Large Covered Private Balcony finished with wood cladding with a glazed guardrail and outside light. The balcony enjoys the superb sea views across Torbay stretching from Thatcher Rock to Berry Head at Brixham.

Bedroom 1 Featuring a large double glazed patio window and door leading onto the balcony with superb sea views over Torbay stretching from Thatcher Rock to Berry Head at Brixham. Built-in double wardrobe with hanging rails and shelving. Television aerial point. Thermostat for underfloor heating. Door to the

En Suite Shower Room/WC. Fitted with a modern white suite comprising low level WC with a concealed cistern, wash basin with a mixer tap and a shower cubicle with a glazed screen and sliding door with a chrome rain shower and hand held shower head. Mirrored cabinet with a light and shaver socket. Granite effect shelf. Tiled walls and floor. Chrome ladder towel rail. Extractor fan. Recessed ceiling lights.

Bedroom 2 Double glazed window to side overlooking the communal lawn gardens and surrounding woodland. Television aerial point. Thermostat for underfloor heating.

Bathroom/WC. Fitted with a modern white suite comprising a bath with a mixer tap and shower fitting, wash basin with mixer tap and low level WC with a concealed cistern. Recessed ceiling lights. Mirrored cabinet with a light and shaver socket. Tiled walls and floor. Granite effect shelf. Chrome ladder towel rail. Heating thermostat. Extractor fan.

Outside The property is approached via a private road with an allocated parking space, there are communal tree lined grounds and lawn gardens with patio areas to enjoy the stunning sea view.

General.

We understand from the vendor there is the residue of a 125 year lease from 2012 with a ground rent of £224.95 per half year and an approximate service charge of £6,818.80 per annum.

We understand there is an option to sublet the flat. There is an age restriction for the over 60's.

Council Tax Band E (£2,729.04 or £2, 046.78 with single person discount 2024/25).

Energy Performance Rating Band B.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

Auctioneers Additional Comments

Pattinson Auction House are working in Partnership with the marketing agent on this online auction sale and are referred to below as The Auctioneer.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

PHOTOS





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