The Manor House
Seaway Lane, Chelston, Torquay

£162,000 Leasehold

- SITTING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- EN-SUITE BATHROOM
- PRIVATE COURTYARD GARDEN
- BEAUTIFUL COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- DESIRABLE LOCATION

This delightful and spacious APARTMENT is currently being used as a successful HOLIDAY LET and occupies a GARDEN LEVEL position within the historic Manor House development which was once the home of world renown Engineer William Froude who worked with Isambard Kingdom Brunel on the Great Western Railway. The Manor House offers true English Riviera Lifestyle with beautiful communal gardens and terraces overlooking Torbay. An indoor heated pool, small gymnasium, sauna and table tennis area are all located within its own gated grounds.

Seaway Lane is a tranquil backwater yet within a short walk of the sea front (approx 300 yards), railway station and not too far from the town centre and Harbourside shops and restaurants with the picturesque Cockington Country Park just a stones throw away.
MANOR HOUSE
Seaway Lane, Chelston, Torquay, TQ2 6PS

VENDOR INSIGHT
“The apartment was initially purchased as a holiday home and has since proven to be a wise investment with an annual turnover in the region of £15,000 through a national holiday lettings agency”

“However, the deceptively spacious apartment would work equally well as a delightfully warm and comfortable home for a couple looking to enjoy the tranquil surroundings and beautiful gardens in this convenient location”

“The apartment’s position in this magnificent building offers a degree of privacy and seclusion, whilst still benefiting from the communal amenities and gardens from where stunning views over the bay are enjoyed”

STEP INSIDE
Allocated parking is secured behind the electronic gates with a path leading to the private patio and garden area. The private entrance door opens into the open plan living and dining area. Double doors lead off into the spacious kitchen which is fitted with a range of wooden fronted units, built in oven and hob, with plumbing in place for washing machine, dishwasher and freestanding fridge freezer. Space exists for kitchen table, if desired.

From the sitting room a door opens to the large double bedroom, tastefully decorated in a country cottage style and availing of two double glazed windows overlooking the private garden area. A good sized, modern en suite bathroom with shower over the bath leads off.

STEP OUTSIDE
This apartment benefits from a private courtyard garden with mature shrub borders, a pathway leads to the beautiful and well tended communal gardens for the enjoyment of all residents. To the front of the development is an Allocated Parking Space, No. 10.

ADDITIONAL INFORMATION
Further facilities include swimming pool, gym and table tennis room. Gas central heating
Length of Lease - Remainder of a 999 year lease, residents hold a share of the freehold
Maintenance - approximately £1,900 per annum
EPC - C
LOCATION
Torquay is nestled on the warm south Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English channel. Torbay’s wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED
By train: Torquay train station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.
By Air: Exeter airport provides both UK and international flights.

By Sea: Torquay marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor national park approximately 12 miles.

DIRECTIONS:
SAT NAV: TQ2 6PS. From Torquay’s Sea Front, heading towards Paignton on the Torbay Road (B3199), you will pass the Grand Hotel on your right hand side. Shortly after passing the hotel turn first right into Seaway Lane and head up the hill. Continue past the crossroad with Hennapyn Road on left, remaining on Seaway Lane. On reaching the next crossroad bear left and The Manor House will be found on the left hand side.
The Old Town Hall
Manor Road
St Marychurch,
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IMPORTANT John Lake 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.

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TOTAL APPROX. FLOOR AREA 573 SQ.FT. (53.3 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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