



Flat 12 Kenilworth, Higher Lincombe Road, Torquay,  
Devon TQ1 2EX

---

A beautifully presented apartment in a desirable  
area with splendid sea views.

Torquay Marina 1.25 Miles Newton Abbot 8 Miles Exeter 23 Miles Plymouth

• Exceptional Sea Views Across Tor Bay • Balcony • Modern Kitchen/Breakfast  
Room • Two Bedrooms • Shower Room • Desirable and Quiet Location • Lift  
and Stairs Access • Allocated Car Port Space and Visitors Parking

£995 Per Calendar Month

01803 866130 | [rentals.totnes@stags.co.uk](mailto:rentals.totnes@stags.co.uk)

## SITUATION AND DESCRIPTION

A fine two bedroom apartment with exceptional sea views over the wonderful coastline of Tor Bay. The apartment has two bedrooms with a modern kitchen/breakfast room, a shower room and a well appointed sitting room taking in the best of the views through the glass doors out onto the balcony. The apartment also has the benefit of a covered and allocated car parking space.

Located in the quiet and sought after Lincombes residential area on the edge of Wellswood, this wonderful apartment is ideally located for a quiet life, yet within easy reach of Torquay's bustling harbour side and town centre with the picturesque Meadfoot beach being a short stroll away. Kenilworth is set in pleasant gardens for the enjoyment of the residents and their guests and good parking is also provided.

Torquay town provides a wonderful quality of life for its residents with excellent shopping, nearby Grammar schools, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered deep water bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. A short distance to the north lies the magnificent Dartmoor National Park.

Torquay is well served with rail links to the major cities, the newly opened South Devon Link Road giving speedy access to the M5 motorway and airport at the Cathedral City of Exeter.

## ACCOMMODATION

From the Communal Entrance Hall stairs or lift access rises to the Second Floor where a private entrance door opens to the reception hall with cloaks cupboard. The attractive sitting room has double glazed sliding patio door opening to the balcony enjoying southerly sea views into Tor Bay directly across to Berry Head and around the coastline to Churston. Feature period style fireplace with granite backplate and hearth with coal effect electric fire. Ornamental ceiling rose and two wall lights. The kitchen/breakfast room is fitted with a high quality range of cream fronted units and granite working surfaces with inset sink unit. Fitted Neff electric oven and microwave, matching four ring hob with cooker hood above, integrated Neff washer/dryer, dishwasher and fridge/freezer. Breakfast Bar, wine rack, kickboard lighting, ceramic tiled floor and double glazed window with a pleasant outlook towards the mature trees of the Lincombes. Bedroom one has two double glazed windows and high quality fitted wardrobes and dressing table. Bedroom two has a double glazed door opening to the balcony enjoying sea views into Tor Bay. Fitted wardrobe. Shower room with suite of double width shower cubicle wash hand basin with cupboards beneath and WC with concealed cistern. Fully tiled walls, heated ladder style towel rail, wall mirror with shaver point, ceramic tiled flooring and extractor fan.

## OUTSIDE

The communal gardens area, a particular feature, of Kenilworth

being extensive with lovely lawned areas with inset flower beds and palms with pathway leading to a lower garden area. The apartment benefits from a private car port plus there is visitors parking spaces.

## SERVICES

Mains water, drainage and gas. Gas central heating. Council tax band D: Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

## DIRECTIONS

From Stags Torquay office and the harbourside follow Torwood Street to the traffic lights. Turn right onto Meadfoot Road, at the crest of the hill turn left onto Higher Woodfield Road. Again at the crest of the hill turn right onto Middle Lincombe Road, follow the road round a sharp left into Ridgeway road, then first right onto Higher Lincombe Road. Continue along Higher Lincombe Road for a short distance and Kenilworth will be found on the right hand side.

## LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished and available immediately. RENT: £995.00 pcm exclusive of all charges. Sorry no pets. DEPOSIT: £1148.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

## HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

## TENANT PROTECTION

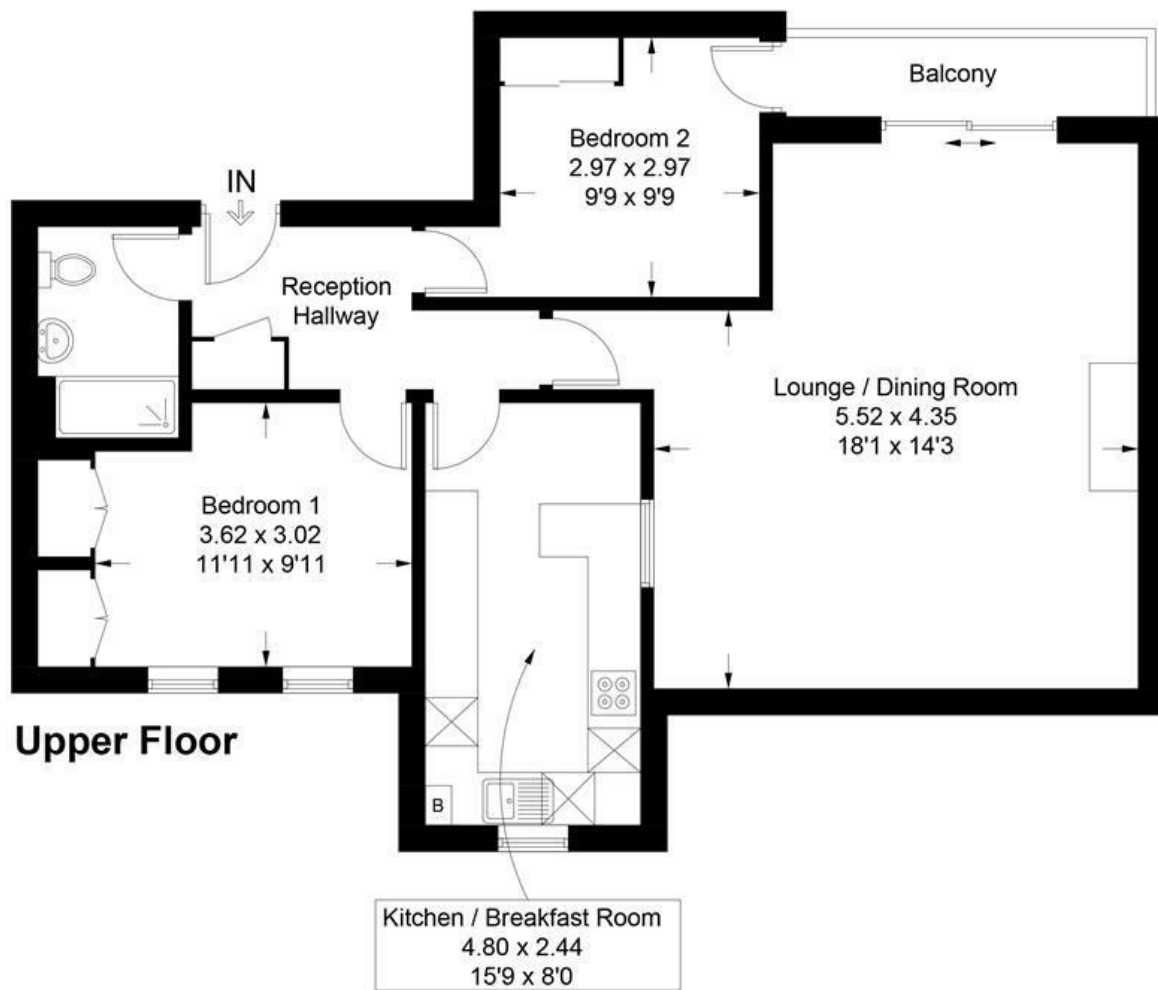
Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.







Approximate Gross Internal Area = 82.6 sq m / 889 sq ft



**Upper Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 735551)



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
01803 866130  
rentals.totnes@stags.co.uk



@StagsProperty



@StagsLettings



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(27-38) <b>F</b>			
(1-26) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	