



2 Danby Heights Close

2, Danby Heights Close, Torquay, Devon TQ1 2HR



Dartmouth 11 miles Exeter 23 miles Totnes
8 miles

A deceptively spacious maisonette in Danby Heights with far reaching sea views, positioned in a tranquil and leafy spot above Wellswood within easy reach of the nearby sights and sounds of Wellswood village and the harbour side.

- Ground Floor Duplex Maisonette
- Garage & Parking
- Conservatory
- Private South Facing Garden
- Two Double Bedrooms
- Refurbished Throughout
- Far Reaching Sea Views
- Leasehold
- Council Tax Band C
- Service Charge £195 p.a & Ground Rent £10 p.a.

Guide Price £435,000



SITUATION & DESCRIPTION

Danby Heights is small development quietly located in a beautifully leafy area, juxtaposed to the nearby sights and sounds of Wellswood village and the harbour side. Set in an elevated position just above the wooded Lincombe Slopes over Meadfoot Beach - once Agatha Christies' favourite place to swim. A lovely wooded walk from the property leads to the blue flag awarded beach. The property was built in the 1970's and has been refurbished throughout to an incredibly high standard by the current owners and benefits from two double bedrooms with access to an enclosed conservatory giving access to the private South facing garden, lounge/diner and contemporary fitted kitchen both with access to a covered balcony, modern shower room and bathroom, secret snug, garage and parking.

The property is accessed off the picturesque Lincombe Drive that contours the top of a wooded hill. The Lincombes, is an area of Torquay developed with exclusive villas for the well-to-do during the 19th century. The views to the South from the balcony are impressive and if the weather is clear, stretch out across the Bay, with its busy shipping and water sports there is always plenty to see.

ACCOMMODATION

Immaculately presented throughout this impressive ground floor property is accessed via the spacious entrance hall with personal door to the integral garage with further doors to the modern WC and lounge/diner with patio doors at one end flooding the space with natural light and allowing access to the covered balcony with far reaching sea views over local woodland giving an ever changing vista through the seasons. From the main living area the contemporary fitted kitchen with clean modern lines and fitted appliances seamlessly flow through the patio doors onto the same covered balcony, the perfect spot for a morning coffee with a commanding view. The kitchen comprises of grey tiled flooring with white floor and wall-mounted units, four ring induction hob with electric oven below, black splashback behind, and black extractor fan over, integrated

slimline dishwasher, inset microwave, and a smartly built-in wine rack. Drift downstairs to the lower ground floor where the real surprise lies in the shape of a recently discovered second reception room currently used as a comfortable snug however, could easily be a gym or office. A modern fitted bathroom and separate shower room provide more than enough options for a flexible living space, with two double bedrooms located on the Southerly side of the property both with access to a glass enclosed balcony and the private rear garden. The conservatory is ideally positioned to make the most of the stunning views in any weather while enjoying a good degree of privacy and seclusion.

OUTSIDE

The private Southerly facing rear garden is a real delight with established and well maintained borders. Cleverly landscaped to make the most of the prominent position and topography different seating options are provided either by the patio or raised deck with further steps down to a terraced garden planted with minimal maintenance in mind.

SERVICES

Mains water, drainage, gas and electricity. Gas central heating. Mobile network coverage with EE, Three, O2 & Vodaphone. Standard broadband is available in the road.

TENURE

Leasehold: 999 years from 1978
Service Charge - £195 per annum & Ground Rent £10 per annum

VIEWING ARRANGEMENT

Strictly by prior appointment with Stags on 01803 200160.

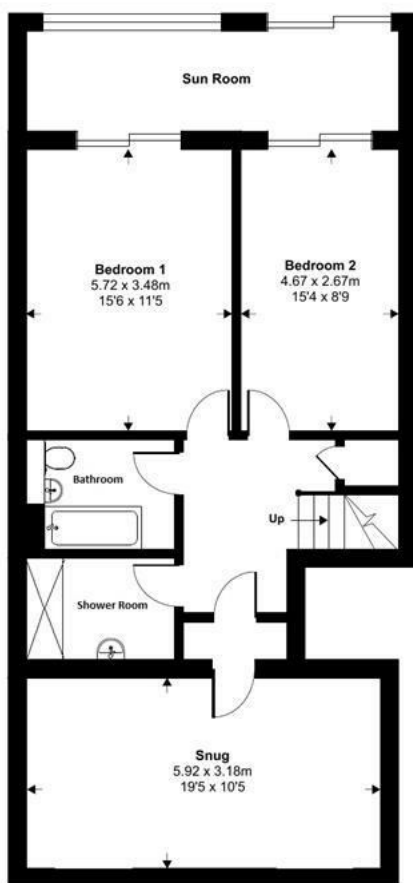
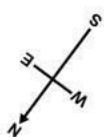
DIRECTIONS

From The Clock Tower by Torquay Harbour drive up Torwood Street and follow the A379 as it becomes Babbacombe Road. Turn left onto Lincombe Hill Road, straight over the junction onto Lincombe Drive. Follow Lincombe Drive for 0.6 miles and Danby Heights Close will be on your left hand side.



Approximate Area = 1577 sq ft / 146.5 sq m (includes garage)

For identification only - Not to scale



Lower Ground Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 949872.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	78
EU Directive 2002/91/EC			

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