



**JOHN COUCH**
THE ESTATE AGENT

1 St Elmo Middle Lincombe Road
Torquay Devon
£475,000 Leasehold



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Torquay Devon TQ1 2NE

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Set within an impressive Victorian villa of notable local heritage, this elegant ground floor apartment offers generous proportions, private outdoor space, parking and garage, ideally positioned in a sought-after residential setting

Entrance hall ■ Kitchen ■ Living room
3 bedrooms ■ En-suite bathroom ■ Shower room
Terrace ■ Communal gardens for the residents enjoyment
Garage ■ Two parking spaces

FOR SALE LEASEHOLD

Set within a substantial Victorian villa with notable local history, this ground floor apartment offers well-proportioned accommodation, private outdoor space, and the benefit of parking and a garage, perfectly located within an established residential area.

The villa was once home to John Snellgrove, founder of Marshall & Snellgrove (later part of Debenhams), a philanthropist and prominent figure in the town's Victorian society. In 1907, the property was sold to Helen Cubbit, another well-known resident of the era. Like many of Torquay's grand villas, it has since been divided into apartments, whilst retaining elements of its original character.

The property is positioned on Lincombe Hill, one of Torquay's established and sought-after residential areas, traditionally favoured during the Victorian era for the construction of substantial coastal villas.

The surrounding area remains characterised by similar period properties, giving a strong sense of heritage and setting.

The property is accessed via level entry, believed to be through the original front door, offering convenient step-free access to the apartment.

The main living room is a generously sized space, featuring an attractive coved ceiling with decorative fruit detailed frieze, suggesting its original use may have been a dining room in the Victorian period. This room opens directly onto a private terrace, providing a pleasant outdoor seating area with views over the surrounding area towards the sea. The terrace is a particularly useful and private external space. The kitchen is finished in a contemporary style, offering a practical and modern working area.

The principal bedroom also benefits from direct access onto the terrace. There are two further bedrooms, offering flexibility for guests, home office use, or additional accommodation as required. The apartment is completed by a family bathroom and a separate en-suite to the principal bedroom.

OUTSIDE

To the rear of the property are communal gardens for residents' use. In addition, the apartment benefits from two parking spaces and a lock-up garage, providing valuable storage and parking provision.

Lincombe Hill is well placed for access to Meadfoot Beach, an area of natural beauty, with its beachfront café and colourful bathing huts.

VIEWING BY APPOINTMENT ONLY

Nearby can be found Wellswood, sought after for its village style ambience, offering a selection of independent shops, cafés, and everyday amenities. Torquay harbour and town centre are also within convenient reach providing a wider range of leisure, shopping, and dining options.

Torquay itself offers a well-rounded coastal lifestyle. Beyond its shoreline, the town benefits from a range of facilities including restaurants, theatres, leisure centres, and marina activities, alongside green spaces, coastal walks, and surrounding countryside.

It is a location that supports both full-time living and second-home use, with a balance of relaxed coastal living and everyday convenience.

CONNECTIVITY

Road links are excellent, with the South Devon Highway providing swift a direct route to the A380, connecting easily with Exeter and the M5 for wider travel across the South West, Midlands and beyond.

Torquay has regular rail services with direct connections to London Paddington, with additional links into the national intercity network via Newton Abbot, offering fast services to major destinations across the country. Exeter Airport is also within easy reach by car and operates both domestic and international services.

SERVICES

Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND E (Payable 2026/2027 £3,002.98)

MOBILE PHONE COVERAGE O2, EE, Three and Vodafone (Estimated Ofcom Data).

BROADBAND Standard (ADSL), Superfast (Cable) and Ultrafast (FTTP) Estimated Ofcom Data).

CURRENT MAINTENANCE/LEASE

TERMS.£3,276 per annum. 999 year lease from 1/4/1986, lease expiring date 31/3/2985, 959 year remaining.

GENERAL GUIDANCE Assured shorthold Tenancies of a minimum of six months. Pets are permitted.















**Approximate Gross Internal Area 1551 sq ft - 144 sq m
(Excluding Garage)**

Garage Area 147 sq ft – 14 sq m



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>www.epc4all.com</small>			

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We 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.