

# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP







# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP

**2 Bedroom Coastal Apartment with Panoramic Sea Views**  
**Generous & Bright Living Space**  
**Large South West Facing Balcony**  
**Secure Double Garage**  
**Beautiful Mature Communal Gardens & Outdoor Swimming Pool**

## DESCRIPTION

Occupying a commanding third-floor position within one of Torquay's most distinguished developments, 40 Lyncombe Crescent presents a superb opportunity to acquire a coastal home with uninterrupted south westerly views across Torbay. The apartment features a full-width private balcony, generous living space, and access to beautiful mature communal gardens and an outdoor swimming pool. Set high on the sought-after Lincombes hillside, this purpose-built development enjoys a peaceful yet connected location, a short distance from the vibrant harbourside, Meadfoot Beach, and the charming amenities of Wellswood village. Lyncombe Crescent was built in 1974 to provide exceptional purpose-built apartments with stunning sea views. This large light filled apartment offers uninterrupted bay views. The large balcony is south west facing and on the preferable side of the property, benefitting from direct sunlight all day. Beneath the building is a secure double garage.

## LOCATION

Lyncombe Crescent is located within the exclusive Lincombes conservation area, prized for its blend of tranquillity and proximity to Torquay's stunning coastline. This prestigious area offers easy access to the harbour, marina, beaches, and scenic coastal paths, while also enjoying the more local, village-like feel of nearby Wellswood with its boutique shops, cafés, pub and reputable schools. Torquay sits at the heart of the English Riviera, renowned for its mild climate, award-winning beaches and coastal charm. The area offers a wide range of recreational opportunities including sailing, walking trails, fine dining and cultural events. Lyncombe Crescent benefits from a regular bus service from just outside the property, providing easy access to Torquay town centre and beyond.

- By Train: Direct connections from Torquay Station to London Paddington and Birmingham via Newton Abbot.
- By Air: Exeter Airport (approx. 26 miles) provides national and international flights.
- By Road: Easy access to the A380 for routes to Exeter (22 miles), Plymouth (32 miles), and Dartmoor (12 miles).

Ref No: 5230

£317,500 Leasehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP

The accommodation briefly comprises:-

## **COMMUNAL ENTRANCE & APPROACH**

Secure entry system to the communal hallway with both lift and stair access to the third floor. The property also benefits from direct access from the ground floor garage level, allowing easy entry via a lift with only one step to the apartment itself.

## **ENTRANCE HALL**

Welcoming hall with two built-in storage cupboards, one housing utility meters.

## **LIVING/DINING ROOM**

Spacious and bright principal reception room with glazed sliding doors opening onto the private tiled balcony—an ideal space to dine or relax while enjoying exceptional panoramic views over the bay. Mirrored wall panels add depth and reflect the natural light.

## **KITCHEN**

Open-plan to the living area, the kitchen is fitted with a comprehensive range of units and integrated appliances including double oven, electric hob, extractor, fridge/freezer and dishwasher. The window above the sink continues the theme of uninterrupted sea views. Walkin cupboard houses wall-mounted gas boiler which provides central heating.

## **BEDROOM 1**

Generous principal bedroom. Fitted wardrobe.

## **EN-SUITE SHOWER ROOM**

Suite comprising corner walk in shower, vanity basin, bidet, WC, and extractor. Tiled walls.

## **BEDROOM 2**

Comfortable, good sized second double bedroom with fitted cupboard.

## **BATHROOM**

Well-appointed with bath, fitted storage, WC, and basin unit. Tiled wall and floor.

## **OUTSIDE**

The apartment enjoys access to manicured communal gardens and the exclusive residents' swimming pool located on a private tiered terrace.

## **GARAGE**

A private large double garage is included, situated within the undercroft parking area, accessed by the lift or stairs, beneath the building.

## **TENURE**

Leasehold – we are informed that the property is held on a long lease for 1,000 years from 1974.

## **SERVICE CHARGE**

£3,225 per annum (2025).

## **COUNCIL TAX BAND E**

£2,859.80 (2025/2026, Torbay).

## **HEATING**

Gas Central Heating. Please note the boiler will need replacing.

## **CONSERVATION AREA**

Lincombes, Torquay.

## **EPC RATING C**

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)

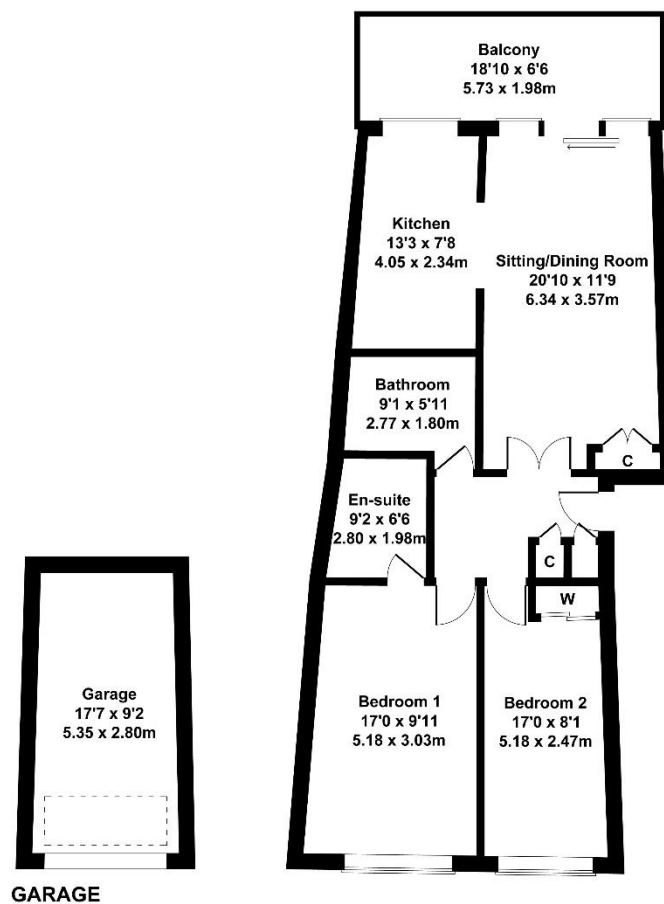




# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP

Approximate Gross Internal Area  
969 sq ft - 90 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)

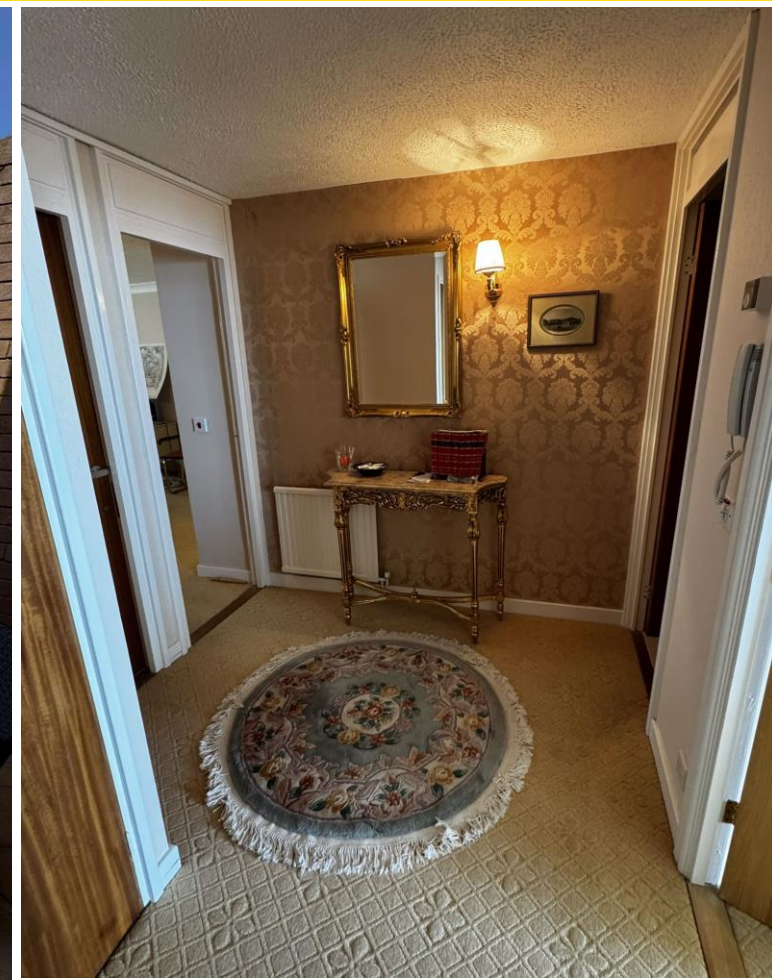






# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)







# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)







# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)

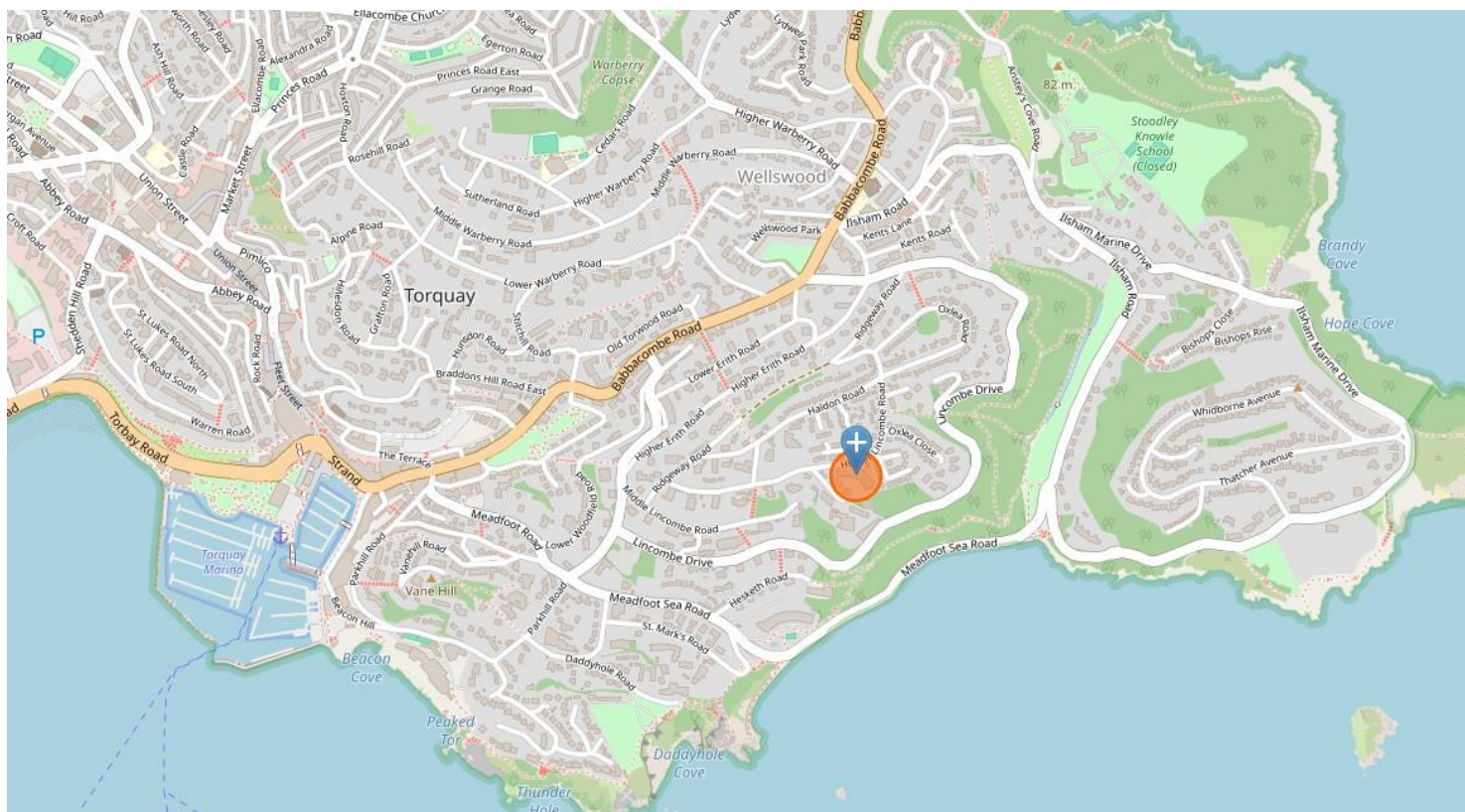






# Flat 40 Lyncombe Crescent

Higher Lincombe Road, Torquay, Devon, TQ1 2HP



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

