



Barton, Torquay

2x 1x

ENERGY RATING E43

- Virtual Tour Available
- Second Floor Flat
- Stunning Sea Views
- No Upward Chain

- Two Bedrooms
- Private Balcony
- Garage
- Convenient Location

Guide Price:
£165,000
LEASEHOLD

12 Oaklawn Court, Barton Road, Torquay, TQ1 4EN

This beautifully presented two-bedroom apartment offers a perfect blend of modern comfort and breathtaking scenery. The heart of the home is an impressive open plan living area, featuring a contemporary kitchen with a breakfast bar, integrated appliances, and inset spotlights. This bright space opens directly onto a private balcony, providing a stunning vantage point for panoramic views over Torquay, the surrounding grounds, and out toward the iconic Berry Head.

Oaklawn Court is ideally positioned to enjoy a balance of convenience and coastal charm. Daily essentials are easily accessible with Asda and Sainsbury's nearby, while the local bakery on Barton Hill Road adds a welcoming community feel. For recreation, residents can take advantage of the sports facilities at Upton Park or the community-focused Swim Torquay pool, both within walking distance. Excellent transport links, including Torre Station and the Torquay Coach Station, provide seamless connections for commuters and travellers alike. Furthermore, the beautiful Torquay seafront and scenic coastal paths are just a short trip away, offering endless opportunities for outdoor leisure.

Accommodation:

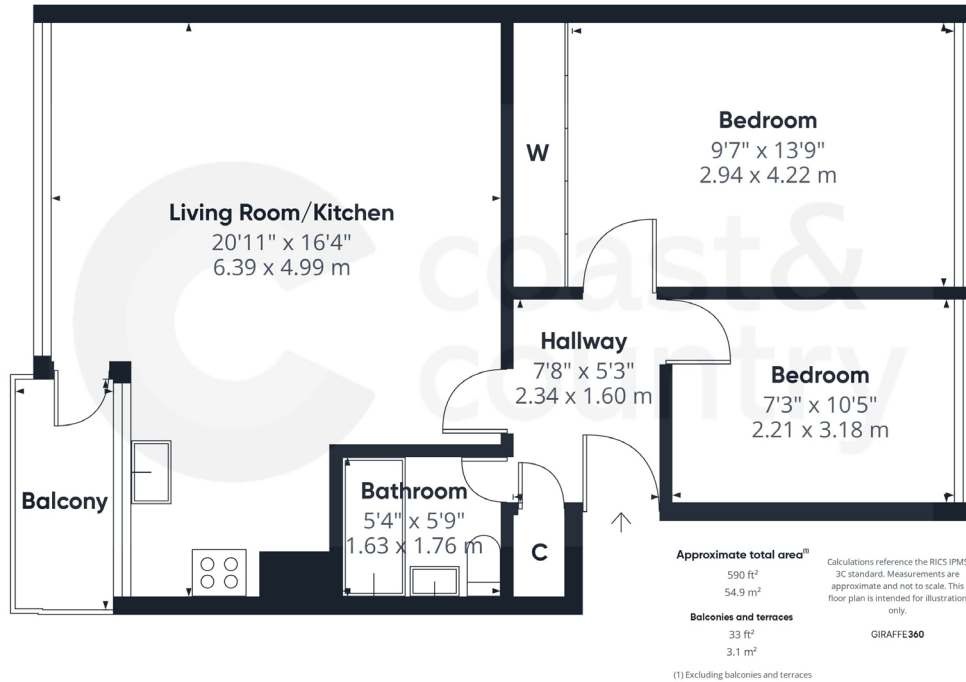
The accommodation offers a generous principal bedroom equipped with built-in sliding wardrobes, a versatile second bedroom, and a well-appointed three-piece bathroom suite featuring an electric shower over the bath. Practicality is key throughout, with a welcoming entrance hall offering ample storage, an intercom system, and wood-effect flooring. Situated in a sought-after location with elevated sea views, this property is an ideal choice for those seeking a stylish coastal retreat or a low-maintenance permanent home.

Outside: Attractive communal gardens.

Parking: Garage in block.

Directions:

From Penn Inn Roundabout to Oaklawn Court in Torquay, head south on the A380 (Torquay Road) and continue onto the South Devon Highway, take the left slip lane before you reach traffic lights. Continue along this road until it turns into the A3022 (Riviera Way) towards Torquay. Continue on this road, past The Willows retail park, Currys and B & Q all to your left. This road then turns into Newton Road. Continue past Asda on your left and then the left turn up Old Woods Hill. At the top of the hill take the third junction on the roundabout onto Barton Road. Oaklawn Court can be found on the left hand side.



Agents Notes:

Council Tax: Currently Band B

Tenure: Leasehold

Lease: 199 years from 29/09/1972

Ground Rent: Peppercorn

Service Charge for 2026: Approximately £1,088 per annum.

Estimated Service Charge for 2027: Approximately £1,676 per annum.

Review Period: Annually

Mains water. Mains drainage. Mains electricity.

Development managed by Carrick Johnson

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	43 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.