



Torwood Mount, Old Torwood Road, Torquay

Leasehold £169,950



**WILLIAMS HEDGE**  
estate agents



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26 TORWOOD MOUNT OLD TORWOOD ROAD, TORQUAY, DEVON, TQ1 1PX

Well-presented apartment with level access | Purpose built apartment | Entrance Level  
Entrance Hall | lounge | Sun Balcony | Kitchen | 2 Bedrooms | Bathroom | Allocated Undercover  
Car Space | Communal Grounds

Conveniently situated for the amenities of Torquay town, Harbourside and also the shops at Wellswood the property offers a superbly presented First floor apartment. In a purpose-built block, there is level access to the apartment and once inside, a reception hallway leads to the accommodation comprising a spacious sitting/dining room with door opening on a sun balcony which enjoys an open outlook over the surrounding area and some sea views, a contemporary kitchen, two double bedrooms, bedroom one with a large wardrobe and there is a modern bathroom/WC. Outside are communal gardens for the enjoyment of residents and there is an allocated undercover parking space for the apartment.

The property occupies a convenient setting a short distance from Lisbon Square which offers a convenience store, takeaway and hair salon. The nearby shops at Wellswood offer a further selection of independent and boutique shops. The amenities of the harbourside, Marina and Torquay town centre are also nearby as are transport links, bus services and the Torquay seafront with its restaurants, cafes and beaches.

### The Accommodation Comprises

**ENTRANCE HALL** Light point, airing cupboard housing hot water cylinder, telephone point, consumer units. Door to

**LOUNGE** - 5m x 3.53m (16'5" x 11'7") Light points, TV aerial point, night storage heater, uPVC double glazed window to side, uPVC double glazed door opening to



**SUN BALCONY** - 3.43m x 1.42m (11'3" x 4'8") The balcony enjoys a sunny southerly aspect with some open and sea views.



**KITCHEN** - 3.96m x 2.18m (13'0" x 7'2") Fitted kitchen with a range of white gloss units with contrasting charcoal work surfaces, inset 1 ½ bowl stainless steel sink unit, inset electric hob, extractor, integrated oven, range of matching wall cupboards with concealed lighting under and lighting above, uPVC double glazed window, space for fridge/freezer, space and plumbing for washing machine.



**BATHROOM** White suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled W.C, extractor fan, tiled walls, heated towel rail, illuminated bathroom mirror.



**BEDROOM 1** - 4.22m x 2.87m (13'10" x 9'5") Walk-in wardrobe, uPVC double glazed window with open outlook over the surrounding area and towards the Lincombes, night storage heater.



**OUTSIDE** The property has the benefit of an allocated undercover car space, residents have the use of the communal grounds and there is visitors parking. The flat has a useful storage cupboard solely for the use of this flat.

**TENURE – LEASEHOLD**

125 Years Lease from 25th March 1987  
 Ground Rent - £10 per annum  
 Maintenance - £88.50 per month To include buildings insurance, communal gardens, outside decoration.  
 Freeholder - Westward Housing  
 Sub-letting allowed  
 Pets allowed subject to consent

**BEDROOM 2** - 2.95m x 2.44m (9'8" x 8'0") Light point, uPVC double glazed window, night storage heater.



Age: 1976 (unverified)	Postcode: TQ1 1PX
Current Council Tax Band: B	Stamp Duty:* £0 at asking price
EPC Rating: D	Gas meter position: N/A
Electric meter position: Outside	Water: Rates
Boiler positioned: N/A	Rear Garden Facing: N/A
Loft: N/A	Square foot: Approx 656
Total Floor Area: Approx 61 square meters	

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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