



Furzehill Road, Torquay

Leasehold £225,000



WILLIAMS HEDGE
estate agents



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Ground floor apartment | Stunning sea views | Immaculately presented | Entrance hall
Two double bedrooms | Bathroom | Lounge | Kitchen | Large privately owned sun terrace with
beautiful views | Allocated car port | Communal gardens | Viewing highly recommended

A beautifully presented ground floor apartment benefiting from stunning sea views across the bay. Spacious accommodation arranged over one floor comprising, entrance hall, two double bedrooms, bathroom, lounge and kitchen. Sliding double glazed doors provide access to a large sun terrace overlooking the communal gardens and across the bay towards Berry Head. Externally the property also benefits from an allocated car port.

The Accommodation Comprises

ENTRANCE HALL - 3.05m x 0.99m (10'0" x 3'3") Wall mounted electric consumer unit, intercom system, ceiling light point, smoke detector, smooth finish ceilings, coving, doors to all principal rooms, storage cupboard with shelving, telephone point.

LOUNGE - 6.53m x 3.68m (21'5" x 12'1") Large rectangular lounge with two ceiling light points, smooth finish ceilings, coving, ceiling light point, electric feature fire with mantle surround and two radiators archway to kitchen and uPVC double glazed sliding doors providing access to the sun terrace. Stunning coastal views towards Paignton Brixham and Berry head.



KITCHEN - 3.78m x 2.13m (12'5" x 7'0") Immaculate kitchen with matching wall base and drawer units, roll edge work surfaces over inset stainless steel sink with matching drainer block mixer tap, complementary tiled

splashback, ceiling light point, under cupboard lighting, built-in fridge freezer, washing machine, dishwasher, cupboard with carousel built-in Neff microwave, wall mounted gas boiler controlling the central heating system, radiator, tiled flooring, uPVC double glazed tilt and turn window benefiting from elevated views of the surrounding area and sea views, built-in four ring electric hob, extractor hood above, and Neff oven, extended worktop providing breakfast bar.



SUN TERRACE - 5.89m x 5m (19'4" x 16'5") Stunning privately owned level sun terrace with incredible views of the surrounding area, countryside and coastal view including Berry head.



BEDROOM ONE - 4.37m x 3.18m (14'4" x 10'5") Large double bedroom, ceiling light points, coving, radiator, uPVC double glazed tilt and turn window to the front, large built-in wardrobe with hanging rail, bifold doors, shelving, TV aerial point.



BEDROOM TWO - 4.37m x 2.69m (14'4" x 8'10") Double bedroom, ceiling light point, radiator, uPVC double glazed tilt and turn window to the front, TV aerial point, coving, smooth finish ceilings.



BATHROOM - 3.4m x 2.13m (11'2" x 7'0") Immaculate bathroom with matching three-piece suite comprising low level WC with push button flush, concealed cistern, hand wash basin with monoblock mixer tap, panel bath with twin hand grips, glass shower screen, electric shower, extractor fan, mirror with complementary lighting, shaving mirror, wall mounted mirror fronted medicine cabinet, heated towel rail, tiled flooring, ceiling light point, tiled walls, airing cupboard housing water tank with slatted shelving.



CAR PORT An allocated car port opposite the sun terrace. Middle one in the row.

TENURE - LEASEHOLD

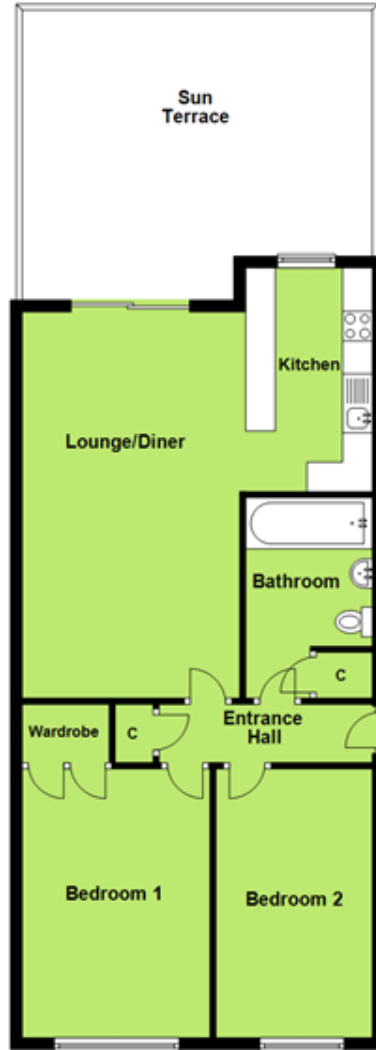
Length of lease - 999 years from 1982
 Monthly maintenance £175 per calendar month to include sinking fund, water, maintenance of communal areas, and building insurance.
 Management company - Crown Property Management
 Each property part own freehold
 Holiday letting not allowed
 Sub-letting allowed
 Pets not allowed

Age: 1983/84(unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: C EPC Rating: C	Tenure: Leasehold
Services – Mains gas, electric, water & sewerage	
Electric Meter Position: Communal entrance hall	Gas Meter Position: Kitchen
Boiler Position: Kitchen	Water: Included in service charge
Loft: N/A	Rear Garden Facing: South East
Total Floor Area: Approx 73 sqm	Square foot: approx. 785 sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.
 *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.

Floor Plan



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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