



**JOHN COUCH**  
THE ESTATE AGENT

5 Oakridge  
Park Hill Road Torquay Devon  
£219,000 Leasehold



# 5 Oakridge

## Park Hill Road Torquay Devon TQ1 2DX

### £219,000



With a private top floor location, the apartment forms part of an attractive established development, its accommodation of good size with two bedrooms and two

Entrance hall ■ Living room ■ Balcony ■ Kitchen

Inner hall ■ 2 bedrooms ■ En-suite shower room ■ Bathroom

Allocated parking space ■ Gardens exclusively for the residents enjoyment

#### FOR SALE LEASEHOLD

With a private top (second) floor location and small balcony, the apartment forms part of an attractive and established development, sitting in well maintained mature gardens. With lift or stair access, the accommodation is of good size, with a lounge/dining room, kitchen, two bedrooms, en-suite shower room and bathroom. The balcony is reached from the lounge and looks over the gardens and entrance. Parking is provided by an allocated space with additional parking for visitors.

From its location in Parkhill Road, Oakridge is within a few minutes walking distance of Daddyhole Plain, forming part of the South West Coastal footpath. Meadfoot Beach is in the neighbourhood, with the lively waterfront of the harbourside reached in the opposite direction. Wellswood, with its village style ambience and range of amenities can be reached by a short car journey.

Surrounded by spectacular coastal scenery and with the sheltered waters of Tor Bay ideal for water based activities, Torquay is a pleasant town for enjoyment of a seaside lifestyle. Retail opportunities range from independent stores and galleries to out of town shopping centres, with a diverse range of restaurants ranging from beach front cafes to restaurants for fine dining.

Communication links include a direct rail service to London Paddington linking with the inter city rail network at Newton Abbot and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Stairs or lift rise from the entrance hall to the second floor. **ENTRANCE HALL** Front door into hall. Coat hooks. Coved ceiling. Wall mounted door entry phone. Door to bathroom.

**LIVING ROOM** Two double glazed windows looking to the communal courtyard with views over the gardens and grounds, sliding double glazed doors opening to the balcony. Feature fireplace with wooden surround, suitable for electric fire only. Coved ceiling, six wall light points, three ceiling light points. Wall mounted electric heater.

**BALCONY** with views overlooking the communal gardens.

**KITCHEN** Double glazed window. Work surfaces on three sides with cream coloured units over and under, tiled surrounds. Inset bowl and half sink unit, mixer tap over. Ceramic hob, double oven, integrated fridge/freezer, plumbing for washing machine, space beneath the working surface currently housing a freezer. Coved ceiling.

VIEWING BY APPOINTMENT ONLY

**INNER HALL** Coved ceiling, dado rail. Linen cupboard. Wall mounted electric heater.

**BATHROOM** Panelled bath with handles, electric shower over, pedestal wash basin, low level WC. Electrically heated towel rail, Dimplex wall heater. Partly tiled walls. Extractor fan.

**BEDROOM (1)** Double glazed window to the side with views over the surrounding area looking towards Thatcher Rock. Built in wardrobes to one wall with mirrored doors. Wall mounted electric heater. Coved ceiling, three wall light points.

**SHOWER ROOM EN-SUITE** Corner shower cubicle, two wash basins set in long vanity top, wall light point over, bidet and WC. Partly tiled walls. Cupboard with shelving and storage space.

**BEDROOM (2)** Double glazed window to the side with views of the garden. Access to loft. Wall mounted electric heater.

**OUTSIDE** Allocated parking space, visitors parking. Well maintained gardens exclusively for the residents enjoyment.

**CURRENT MAINTENANCE/LENGTH OF LEASE**  
£1877.17 per annum to include water rates and buildings insurance, ground rent £25 per annum, remaining period of 999 year lease from 1990

**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating with wall mounted heaters.

**CURRENT PROPERTY TAX BAND E** (Payable 2018/2019 £2116.51)

**VIEWING** By appointment with the Vendors Agents



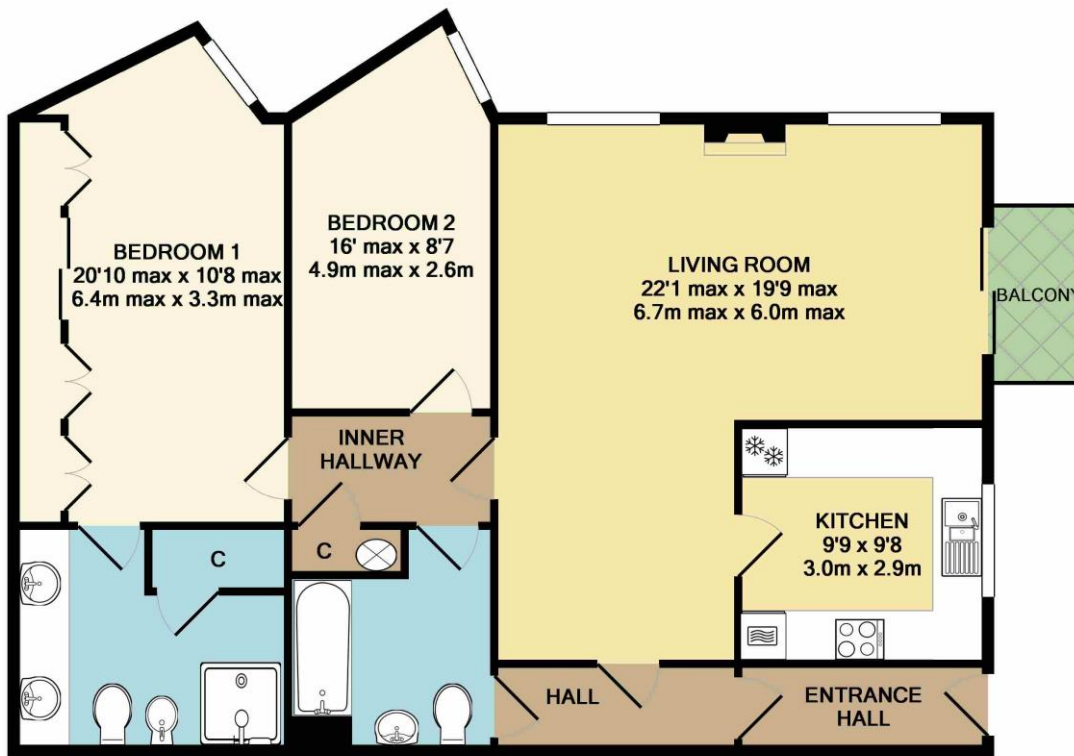












TOTAL APPROX. FLOOR AREA 1014 SQ.FT. (94.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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43 Ilsham Road Wellswood Torquay Devon TQ1 2JG

t: 01803 296500 e: mail@johncouch.co.uk



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The Property



www.johncouch.co.uk

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 effect your decision to buy, please contact us before viewing the property.