



**JOHN COUCH**
THE ESTATE AGENT

2 Woodlands Mews
Braddons Hill Road East Torquay Devon
£185,000 Leasehold

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£185,000



A well presented two bedroom purpose built apartment on the ground floor within a small development of just four homes in a conservation area close to the harbourside and town with communal gardens

Entrance hall ■ Kitchen ■ Sitting/dining room
2 bedrooms ■ Shower room
Communal gardens ■ Parking space

FOR SALE LEASEHOLD

Designed to complement the architectural and design of adjacent villa properties the apartment offers a well presented ground floor two bedroom apartment perfect for those seeking a low maintenance home and a relaxed lifestyle.

The entrance hall provides excellent storage cupboards and opens directly to the kitchen which has a double glazed picture window overlooking the garden and is fully fitted with a range of wall and base units. There is space and plumbing for a washing machine, integrated hob and electric oven and space for a free-standing fridge/freezer. The sitting/dining room is adjacent to the kitchen and has two south facing windows making this a bright room with good space for dining table and chairs and comfortable furniture for relaxation. The principal bedroom enjoys the same southerly views with two windows overlooking the gardens and has a built-in wardrobe, whilst the second bedroom, which is also a double room has a window to the side aspect. Completing the accommodation is a modern fitted shower room complete with double width walk-in shower.

OUTSIDE

The property is bounded by traditional stone wall to the front and the driveway leads past the parking area where the entrance to the building can be found. The private communal, south facing lawned gardens are for the exclusive use of the residents and are shielded from the road by a row of mature trees.

LOCATION

Braddons Hill Road East is located off Babbacombe Road and falls within the Warberries Conservation Area. Within walking distance is the marina, waterfront and town area with local shops for everyday needs at nearby Lisburne Square and the village style community at Wellswood. Torwood Gardens is very close by and was one of the first parks in Torquay provided for public use. Local buses run on the Babbacombe Road including the iconic open top bus which operates between the harbourside and St Marychurch.

AREA

Torquay retains the feel of a traditional seaside town with stunning coastline, iconic palm trees, sandy beaches and historic pier, enhanced by the international marina and a good range of shops, galleries and cafes.

There are many bars and restaurants dotted along the waterfront, with live theatre, festivals and cinemas adding to the nighttime scene. Within the bay are many beaches and secluded coves, some are peaceful havens, others offer water sports and boat trips. Sporting opportunities abound and there are excellent local walking trails including the South West Coastal Path which runs through the bay.

COMMUNICATIONS

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

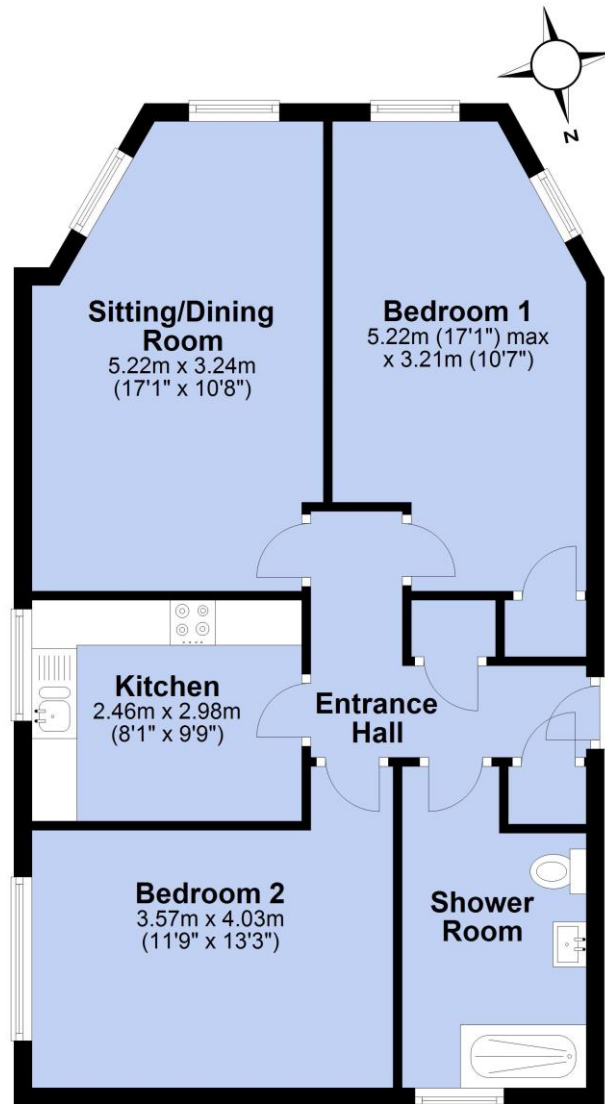
SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT MAINTENANCE/LENGTH OF LEASE £100 per month. A new 999 year lease is in the course of preparation. Residents own a share of the freehold.
CURRENT PROPERTY TAX BAND C (Payable 2024/2025 £1984.75).

VIEWING BY APPOINTMENT ONLY







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(93-100)		
B	(81-92)		
C	(69-80)		
D	(55-68)	14	17
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Total area: approx. 63.9 sq. metres (687.7 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG
t: 01803 296500 e: mail@johncouch.co.uk



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