



AMBERLEY  
COURT

**JOHN COUCH**  
THE ESTATE AGENT

9 Amberley Court Kents Road  
Wellwood Torquay Devon  
£160,000 Leasehold

# 9 Amberley Court Kents Road Wellswood Torquay Devon TQ1 2NL

## £160,000



Situated to the upper floor, this stylishly presented apartment forms part of a fine Victorian villa close to the amenities of Wellswood and the beach at Meadfoot

Entrance hall ■ Kitchen ■ Living room  
Bedroom ■ Bathroom  
Allocated parking space ■ Visitors parking  
Communal gardens for the residents enjoyment

### FOR SALE LEASEHOLD

Amberley Court is located within the Lincombes Conservation area and is set amongst other Victorian properties on a pleasant tree lined road within walking distance of local facilities.

### POSITION

Amberley Court is a short walk from the village style community of Wellswood where the excellent local amenities include cafes, restaurants, pub, shops and church. From here the road winds through the valley to the beach at Meadfoot with its iconic beach huts and waterside café. This attractive area is very convenient for the harbourside and town and accessible by local buses.

### INTERIOR

Approached through the original gate piers the in-and-out driveway leads to a parking area at the front of the house where the original front door opens to a communal vestibule with a further door to the inner hallway. The wide staircase rises to a landing where it turns with a few additional steps rising to number nine.

The front door opens to the hallway with a further door opening to the kitchen which is fully fitted with a good range of wall and base units with contrasting countertops to three sides. There is a fitted oven and hob and space and plumbing for a washing machine. There is also space for a free-standing fridge/freezer and dining furniture if required. A large archway allows natural light to flow in from the living room where two tall original windows give views over the surrounding area and the gardens below.

The living room has ample space for relaxed furniture and currently also has a dining table and four chairs. Returning to the hallway the bedroom has fitted double wardrobes and the double-glazed window has pleasant views and allows for ventilation and natural light. Completing the accommodation is the bathroom with bath and electric shower over, there is a large storage cupboard and heated chrome ladder style towel rail.

### OUTSIDE

Communal gardens with a level lawn and seating exclusively for the enjoyment of the residents. Designated parking space and additional parking for visitors.

### AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. There are many bars and restaurants dotted along the waterfront offering the opportunity to eat and drink al-fresco and to enjoy locally caught seafood. The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world-class sailing events and boats can regularly be seen competing in the bay. There are many sporting opportunities with golf, tennis, rugby, football and cricket available close by.

### CURRENT MAINTENANCE/LENGTH OF LEASE

£1,693 per annum, remaining period of 199 years lease from 17<sup>th</sup> December 1987.

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

**CURRENT PROPERTY TAX BAND** A (Payable 2023/2024 £1421.83)

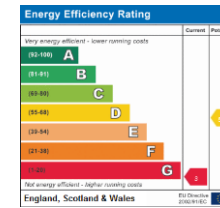
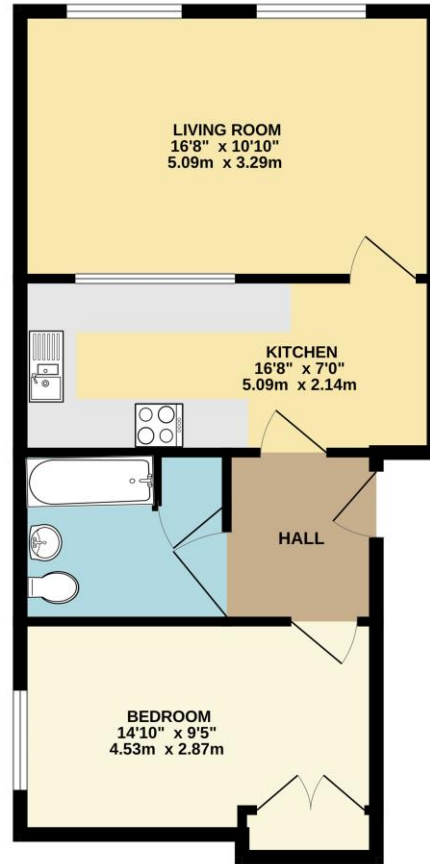
**NOTE** Pets are not allowed at this development. Letting is not permitted at this development.

**VIEWING BY APPOINTMENT ONLY**





524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.