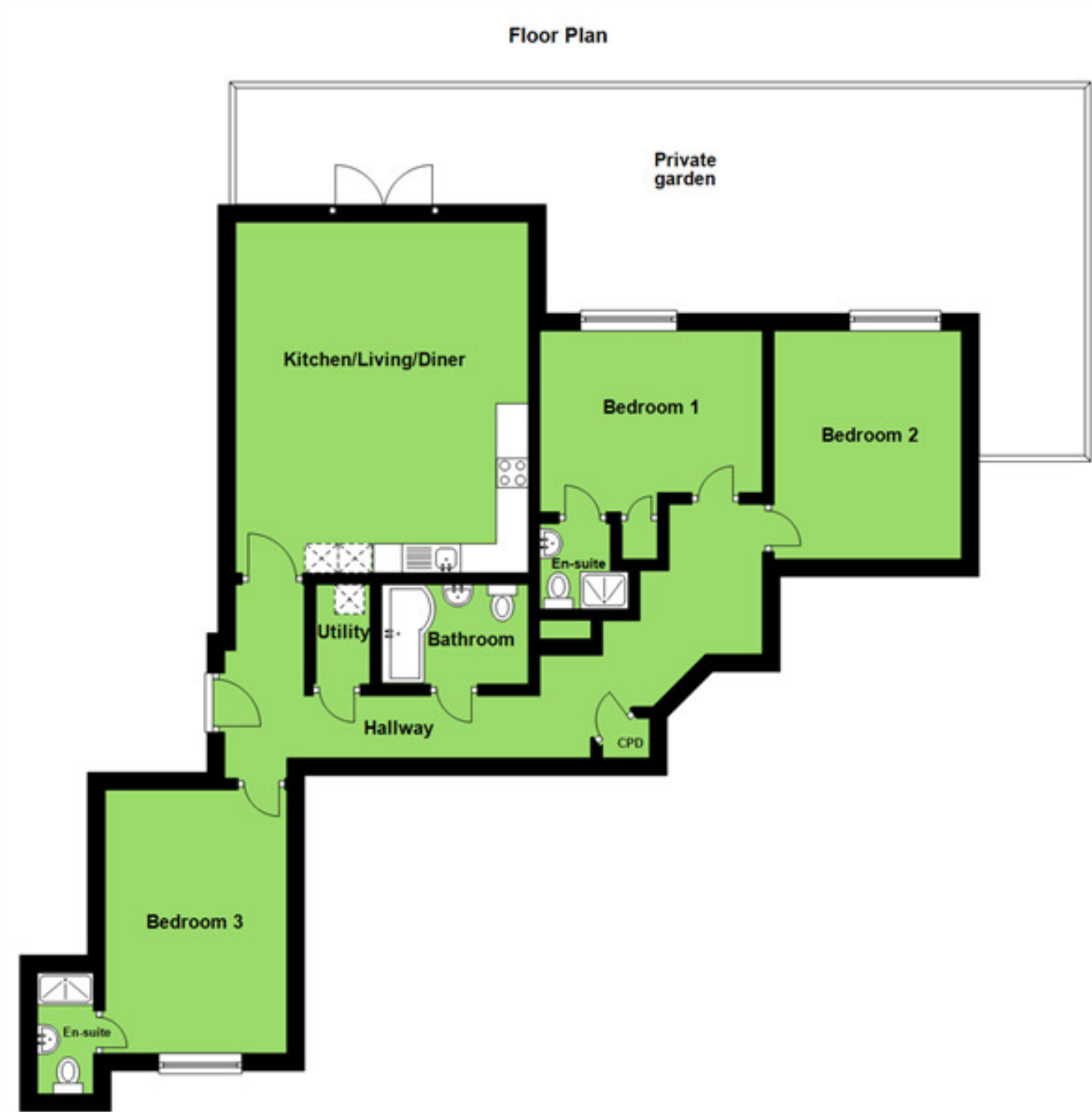




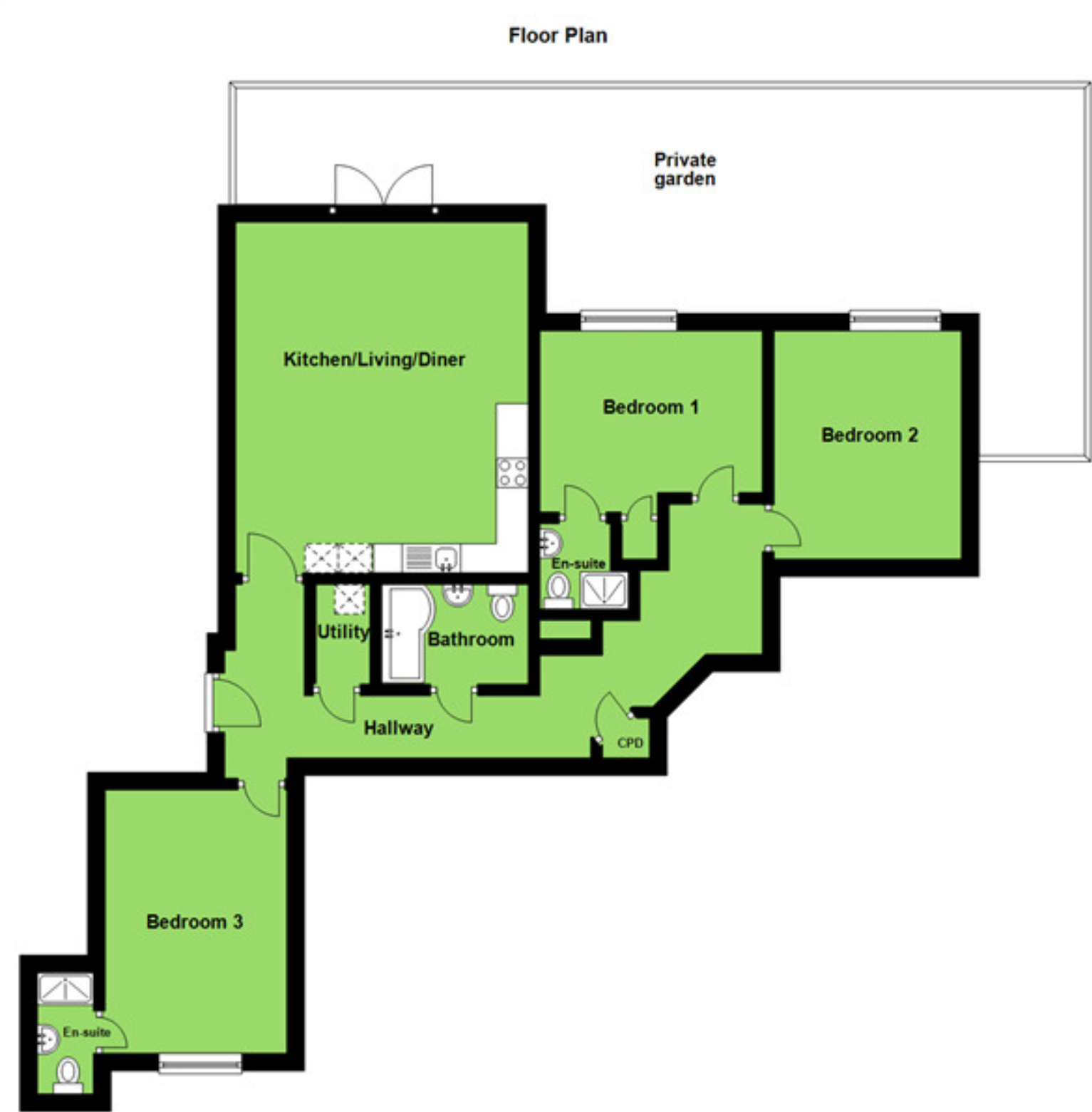
Ridgewater
Local • Independent • Experts

3 Bedroom Apartment to Rent in Trinity House, Watcombe
Beach Road, Torquay
£1,800 PCM

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

We are very pleased to offer this stunning ground floor apartment to the market. The front door opens into a wide and spacious hallway providing access to the apartment's living accommodation. the living, dining and kitchen area offers access to the private, enclosed garden, overlooking the communal grounds with sea views.

Trinity House is finished to a superior specification with stunning sea views, private gardens and off-road parking, all within walking distance of Watcombe Beach, Torquay. The area of Watcombe is situated towards the edge of Torquay and is served by local shops, bus services and there are schools nearby.

Originally built in the 1850's as an army captains house; during its lifetime it has been a private home, a film studio, a retirement home, and most recently a hospital until 2017 when building was closed and left empty. The building has held listed status in the past but was delisted to allow the team at KHP Group to restore this beautiful building sensitively with the buildings history at the forefront of its design.

HALLWAY

Spotlights, smooth finish ceiling, radiator, wood effect flooring, doors to all rooms.

KITCHEN/LIVING/DINER - 5.56m x 4.88m (18'3" x 16'0")

Beautifully fitted contemporary kitchen comprising a range of matching wall, base and drawer units with integrated appliances and quartz worktops over, inset four ring hob, extractor over, inset sink, built-in oven, wood effect flooring. ceiling light point, inset spotlights, smooth finished ceilings, radiator, double doors to private garden.

UTILITY

A utility cupboard with plumbing for a washer/dryer can be accessed via the main entrance hall, providing plenty of space for additional shelving if desired.

BATHROOM - 1.65m x 2.49m (5'5" x 8'2")

Modern white suite comprising, panelled curved bath with glass shower screen and mains fed rain shower over ,wall hung wash hand basin and low level close coupled WC with push button flush., Partly tiled walls, tiled flooring and shaver points.

BEDROOM ONE - 3.76m x 3.07m (12'4" x 10'1")

Double bedroom, smooth finished ceilings, radiator, window to rear aspect, door to

ENSUITE

Contemporary white sanitary ware, chrome heated towel rail and underfloor heating, wall hung wash hand basin, walk-in shower with glass sliding door, low level close coupled WC with push button flush.

BEDROOM TWO - 3.68m x 3.15m (12'1" x 10'4")

Double bedroom, smooth finished ceiling, radiator and window to rear aspect.

BEDROOM THREE - 4.44m x 3.07m (14'7" x 10'1")

Double bedroom, radiator, ceiling light point, window, door to,

ENSUITE

Contemporary white sanitary ware, chrome heated towel rail and underfloor heating.

PRIVATE GARDEN - 14.45m x 4.67m (47'5" x 15'4")

The private and enclosed rear garden features both paved and turfed areas both with stunning sea views - perfect for alfresco dining in the summer months.

EPC C

Council Tax D

Sorry No Smokers

Pets Considered at an additional £15 per month.

Flood Risk – Very Low from surface water , very low risk of flooding from rivers & sea

Broadband – Standard, Superfast and Ultrafast

Mobile Coverage –

Indoor EE, Three, 02 & Vodafone limited on voice Limited. – EE, 02 & Vodafone none on Data, Three limited on Data.

Outdoor EE, Three, 02 & Vodafone Likely on voice and data.

Viewing Guidance – Ridgewater Property Ltd

This guidance is to ensure that viewings can be conducted safely and in accordance with HM Government guidance.

Where available prospective viewers will be required to look at the 3D virtual tour before a viewing is arranged.

Prospective viewers will be asked qualifying questions to check they would pass reference and are in a position to move.

To pass the referencing for this property applicants need to pass a credit report and will require an annual household income of 30x the monthly rent.

Tenancy information

In order to rent a property through Ridgewater, you will be required to make the following payments:

Before the tenancy starts:

Holding Deposit: Equivalent to one week's rent (this holding deposit is then later used towards your first month's rent in advance)

Tenancy Deposit: Equivalent to five weeks rent.

Rent In Advance: One month rent in advance.

Companies seeking to rent a property will be required to pay £300 including VAT (£250 plus VAT) for the completion of a Company Reference carried out by an independent referencing agency.

Properties rented in association with an insurance claim will be rented via a License to Occupy and a £300 including VAT (£250 plus VAT) adminstration fee will apply.

Permitted payments during the tenancy:

Rent (payable in advance)

Payments to other third parties: such as council tax, utilities or payments for communications services;

Default charges: such as payments for the replacement of lost keys or interest on overdue rent may be applied.

Tenancy changes: Such as requests to vary the terms of or reassign the tenancy may also be applied which will be normally limited to £50 including VAT (£41.67 plus VAT) unless other reasonable costs are incurred.

Once a holding deposit has been paid the subject property will not be marketed to others.

Holding deposits will be paid towards the tenancy deposit upon commencement of the tenancy, where successful referencing and statutory checks have been completed.

A holding deposit will be retained by Ridgewater where the prospective tenant:

Withdraws from the property before entering into the tenancy agreement

Provides false information for referencing purposes

Fails to act reasonably to enter into the tenancy before the deadline for agreement

Fails 'Right to Rent' checks

Tenant Protection

Ridgewater Property Ltd is also a member of The Property Ombudsman redress scheme. and have Client Money Protection with CMP. You can find out more details on the Ridgewater website (www.ridgewater.co.uk) or by contacting Ridgewater directly.

PHOTOS





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Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.