

SIMPLY GREEN

5 Rathlin,  
Torquay



## Second Floor apartment

Living Dining Room

Balcony

Fitted Kitchen

Three Bedrooms

Family Bathroom

Electric Heating

Allocated Parking

Park Views

Leasehold/Council Tax C



This bright apartment occupies a desirable top/second floor position in a purpose-built wing of an established development. With a versatile three-bedroom layout, the spacious sitting/dining room seamlessly opens to a private balcony that enjoys picturesque vistas of the park. Having been a cherished home for our client since 1997, the property is priced to allow for the modernisation that will enhance its appeal.

Rathlin is situated next to Cary Park, just a short level stroll from local tennis and bowls clubs. A wealth of amenities can be found in nearby St Marychurch and Babbacombe, including shops, churches, and medical practices. The scenic Babbacombe Downs, which overlooks the charming shingle beaches of Oddicombe and Babbacombe, is also just a stone's throw away.

Torquay is nestled along the warm South Devon coast, forming part of a trio of towns alongside Paignton and Brixham that create the natural east-facing harbour of Torbay, sheltered from the English Channel. The region boasts a variety of stunning beaches, picturesque coastline, and a mild climate, solidifying its reputation as the renowned English Riviera. .

**Accommodation:**

Access the apartment via a secure communal entrance, leading to a stepped approach that rises to the second floor. The private front door with a spyhole opens into the reception hall, featuring a communal door entry system and an airing cupboard housing the factory-lagged cylinder.

The bright sitting/dining room features a southerly aspect with a central glazed door and picture windows on either side, granting access to the balcony with tiled flooring and glazed balustrading that frames the views over Cary Park.

The kitchen is equipped with a range of units and roll-edged worktops, complete with an inset sink unit, built-in electric oven, a four-ring ceramic hob with a filter hood above, and provisions for a washing machine and freestanding fridge/freezer. An obscure glazed window connects to the sitting/dining room.

The apartment includes three double bedrooms: Bedroom one features twin windows with an electric radiator under and southerly view over Cary Park This room also offers two sets of built in wardrobes. Bedroom two has twin windows facing the easterly elevation, with an electric radiator below. Bedroom three also offers lovely views over the park and benefits from an electric radiator.. The shower room is fitted with a suite that includes a double walk-in shower, basin, and WC, complemented by part-tiled walls, a shaver/light point, and an extractor fan.

**Outside:**

The property boasts an allocated parking space, marked No.5, and residents have access to communal washing lines.

**Owner Insight:**

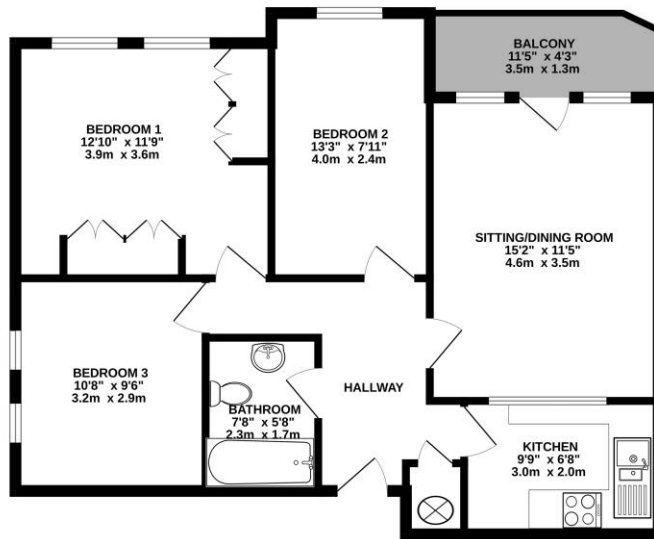
It has been a very happy home for mum for twenty-seven years. As a keen bowler and member of Babbacombe, she could easily walk to the club. Even when her health prevented her from playing, she loved watching the activity in the park from the balcony. Everything she needed was close at hand, and the allocated parking means you never have to worry about finding a space, although the road is generally quiet unless Torquay United is playing at home.

**Agents Note:**

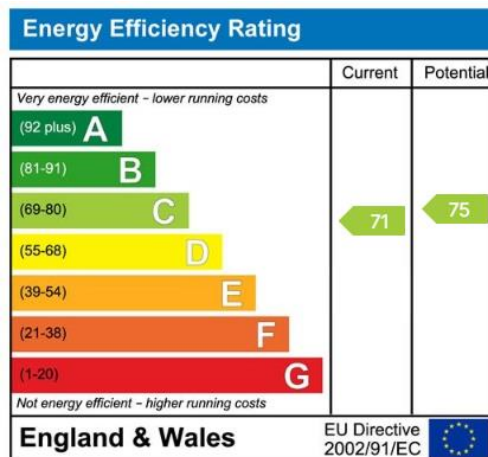
Heating Type - Electric Lease: 199 years from 1 January 1995 Professional Management: Crown Property Management, Torquay Service Charge: £1588.89 per annum, payable half yearly (next due on 1 March 2024 - £794.45)



GROUND FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 728 sq.ft. (67.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan presented herein, measurements of doors, windows, stairs 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, fittings and quantities shown here are intended and no guarantee as to their quantity or efficiency can be given.  
Made with Metreplan CC04



EPC: C

COUNCIL TAX BAND: C

TENURE:  
FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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