

SIMPLY GREEN

Wesley Close
TQ2 8SH



2 BEDROOM FLAT

- ◆ No Chain!
- ◆ Ground Floor Apartment
- ◆ 2 Bedrooms
- ◆ Bright & Airy
- ◆ Cul-De-Sac Location
- ◆ Close To Local Amenities
- ◆ Communal Garden Space
- ◆ Shower Room
- ◆ Well Proportioned Lounge
- ◆ Tenure - Leasehold

Situated in a quiet and sought-after pocket of Torquay, this delightful two-bedroom, no chain flat is positioned on the ground floor of a well-cared-for residential complex. Inside, you'll find a light-filled lounge area ideal for unwinding or entertaining, alongside a sleek, modern kitchen equipped with generous cabinetry and countertop space. Both bedrooms are comfortably sized, and the bathroom is neatly presented, offering all the essentials in a stylish layout. Outside, the communal gardens provide a tranquil setting for enjoying the outdoors, while a dedicated parking spot ensures easy access and added convenience. Perfectly placed near everyday amenities, reputable schools, and reliable transport options, this home presents a fantastic choice for those looking to step onto the property ladder or simply downsize in a peaceful and connected location.



Accommodation

Upon entering the property, you are greeted by a practical porch area, thoughtfully designed to accommodate both a washing machine and tumble dryer—ideal for keeping laundry separate from the main living space. Moving into the heart of the home, the spacious lounge immediately impresses with its abundance of natural light, courtesy of a striking floor-to-ceiling window that enhances the room's bright and airy atmosphere.

Adjacent to the lounge is a separate kitchen, well-appointed with ample cabinetry for storage and a large window that floods the space with daylight. There is designated space for an oven, as well as under-counter fridge and freezer units. The property's boiler is also conveniently housed within the kitchen.

Continuing through the home, the family shower room is fully tiled and features a generous shower, WC, and wash basin. The principal bedroom, located nearby for convenience, offers a good-sized layout and overlooks the rear of the property. The second bedroom shares similar proportions and benefits, making it a versatile and comfortable space.

External Feature

The property benefits from access to a shared external lawn area, which is a spacious, level communal space ideal for social interaction. This versatile outdoor area is particularly well-suited for families with young children, offering a safe and open environment for play and community engagement.



Location

Torquay is a picturesque seaside town located in Devon. Nestled along the northern edge of Tor Bay, it sits just south of the historic city of Exeter and approximately 28 miles east-northeast of Plymouth. The town enjoys a prime coastal position, adjoining the neighbouring resort town of Paignton to the west and facing the traditional fishing port of Brixham across the bay.

The property is ideally situated within easy reach of a wide range of local amenities, including shops, cafes, and public transport links. It also benefits from close proximity to several beautiful beaches, making it perfect for those seeking a relaxed coastal lifestyle

Agent Notes

The property is subject to an approximate annual service charge fee of £1350.

Length Of Lease: 57 years left until 25th March 2083 (On the sale of the property the lease will be extended)

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage.

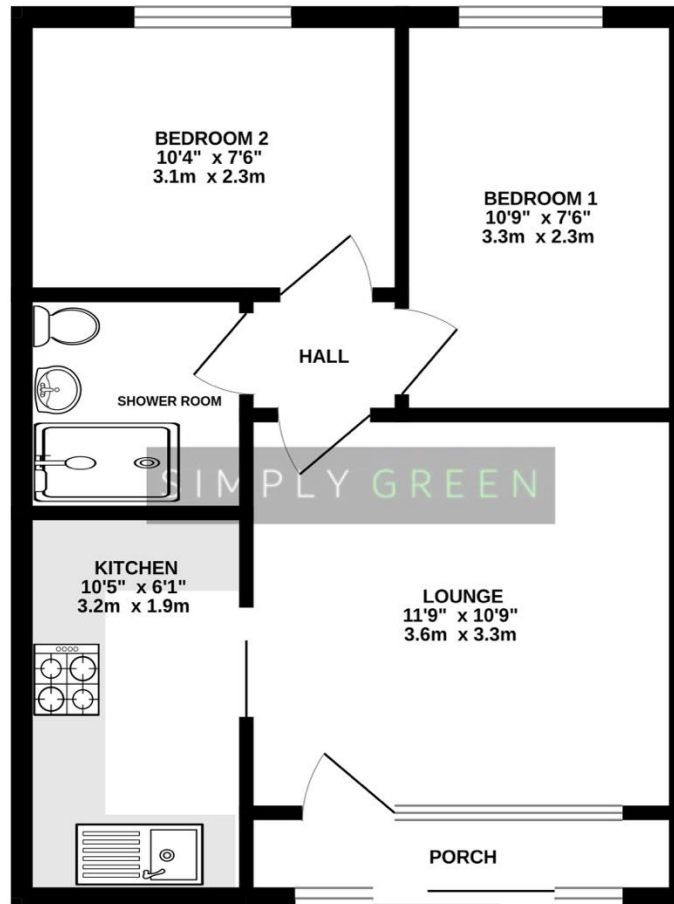
Local Authority

Torbay District Council



FLOORPLAN

GROUND FLOOR



AT SIMPLY **GREEN**
WE WILL GIVE YOU TWO FREE
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**1 FOR AN ONLINE SOLICITOR,
PERFECT IF YOU ARE WORKING
THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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YOUR ONWARD PURCHASE.
GIVING YOU PEACE OF MIND TO
MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

CHALLENGE ANDREW!

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
SAVE YOU MONEY,
ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
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A QUOTE FOR
REMOVALS FROM A
LOCAL COMPANY

EPC: TBC

COUNCIL TAX BAND: A

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house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
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88 Queen Street
Newton Abbot
Devon
TQ12 2ET