



Ennerdale, Tor Park Road, Torquay

£110,000

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Ennerdale is a converted Victorian villa situated on Tor Park Road and with good access to Torre and Torquay train stations, local shops and amenities, Torquay town centre and seafront. The apartment would make a superb first home, buy-to-let investment or permanent residence in a convenient and accessible location.



INTRODUCTION

"In a convenient and accessible location, the property offers a ground floor apartment with spacious living room, South facing sun terrace and allocated parking at the rear"

The property is accessed from Tor Park Road via a communal entrance with access into the apartment. Once inside, the entrance hallway leads to the accommodation which comprises a spacious sitting/dining room with high ceilings and decorative coved ceilings and access onto a sun terrace. There is a kitchen to the front aspect, a bedroom and shower room/WC. At the rear of the building and accessed from Rillage Lane is off-road parking allocated to this apartment and rear access through the communal gardens to the property.

Communal entrance with access to the apartment. Door to:

ENTRANCE HALL

Light point, doors to:





SITTING/DINING ROOM - 5.44m x 4.29m (17'10" x 14'1") Maximum measurements.

Decorative coved ceiling with directional spotlights, tiled fireplace, electric night storage heater, UPVC double glazed windows and door opening on to sun terrace. Door to:



KITCHEN - 4.14m x 1.45m plus recess (13'7" x 4'9" plus recess) Decorative coved ceiling with directional spotlights, UPVC double glazed window to front aspect. Comprising base units with work surfaces over, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for electric cooker, recess for upright fridge freezer, cupboard housing the hot water cylinder with slatted shelving.



BEDROOM - 4.11m x 2.36m (13'6" x 7'9") L shaped with maximum measurements. Coved ceiling with pendant light point, UPVC double glazed window.



SHOWER ROOM/WC - 2.03m x 0.79m (6'8" x 2'7") Light point and extractor fan. Comprising walk-in shower enclosure with electric shower, wall mounted wash-hand basin, WC, part tiled walls.

OUTSIDE The property has the benefit of its own sun terrace which overlooks the communal gardens and enjoys a southerly aspect. To the rear and accessed from Rillage Lane is a parking space which is allocated to the apartment.

USEFUL INFORMATION

Tenure – LEASEHOLD 169 years remaining

Service Charge - £100pcm. Ground Rent - £25 pa

Age - Victorian

Heating - Some electric heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band A

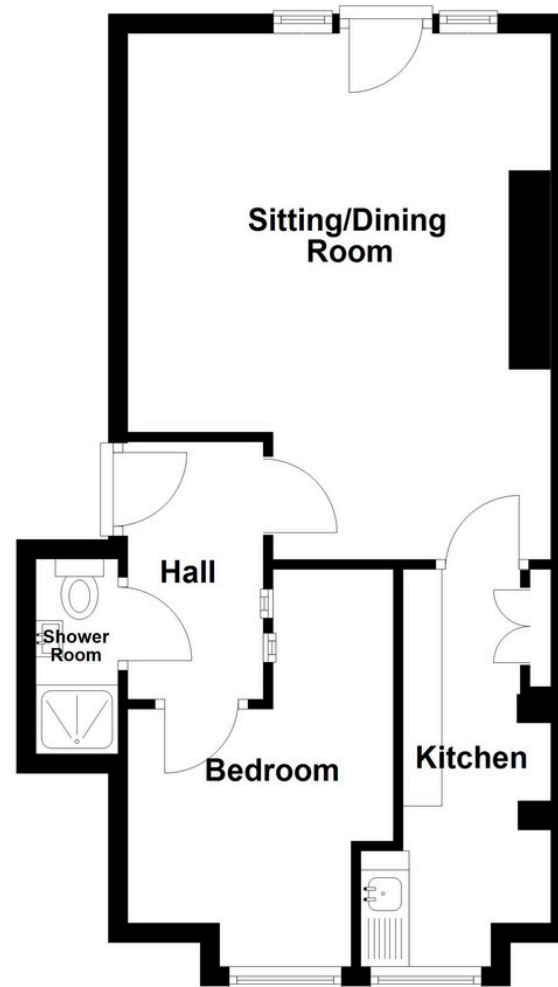
EPC Rating - E/54 potential - C/76

Broadband - 1800

Mobile - Signal strength (0-4) EE: 3,

Three: 4, O2: 4, Vodafone: 3

Ground Floor



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