



Rosemont | Torquay | TQ1 2JY

Asking Price Of £325,000

Located within a short walk of Torquay harbour and close proximity to local shops and bus routes is this stunning and immaculately presented two bedroom ground floor upon entry apartment. This charming property is oozing with personality and character with its traditional ceiling coving and picture rails in most rooms to the modern take on the traditional sash windows, shutters and ceiling rose's. The well presented accommodation comprises a bright and airy lounge / diner, kitchen, bathroom and two bedrooms of which the master benefits from an en-suite. This property also benefits from a fantastic full property width balcony with sea views along with off road allocated parking and access to communal gardens. With so much on your doorstep from Daddyhole plain, Wellswood, Meadfoot beach and the harbour this property is in the ideal spot to make the most of what Torquay has to offer and in our opinion is a must see!

- TWO BEDROOMS
- GROUND FLOOR APARTMENT
- WELL PRESENTED
- BALCONY AND COMMUNAL GARDEN
- ALLOCATED PARKING
- CONVENIENT LOCATION

Communal entrance - Well presented communal areas with a communal porch with post boxes and security entry system. Communal hallway with lift and staircase to all floors.

Entrance hallway - A welcoming entrance hallway with two storage cupboards, the second providing space for a tumble dryer. Ceiling coving and wood effect hard flooring. Access hatch to loft space. Radiator. Security entry system. Doors to:-

Lounge Diner - 5.74m x 4.27m (18'9" x 14'0")max. A bright and airy living space with lots of character points including traditional ceiling coving, picture rails and ceiling rose. Double glazed sash window to the rear aspect and double glazed French doors leading out onto a full property length balcony with a great sea view towards Torquay harbour and glimpses of Torwood gardens. The windows are fitted with modern but characterful hard wood shutters. Carpeted flooring. Radiator.

Kitchen - 2.85m x 2.27m (9'4" x 7'5")max. Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl stainless steel sink unit. Tiled splash backs. Fitted electric oven and fitted electric hob with fitted cooker hood above. Traditional ceiling coving. Spaces for a washing machine, dishwasher, and fridge / freezer. Tile effect hard flooring.

Bathroom - Fitted with a modern, matching three piece white suite comprising a floating style hand wash basin with mixer tap and storage draw below. push button w/c with hidden built in system and a panel fronted bath with fitted mains shower above. The bath has been fully tiled round as has the sink area. Chrome heated towel radiator and under floor heating. Fitted ceiling down lights. Tiled flooring



Bedroom 1 - 3.98m x 3.67m (13'0" x 12'0") A bright and airy bedroom offering a generous amount of space for bedroom furniture along with a built in wardrobe. Double glazed French doors with modern hard wood painted shutters leading out onto the balcony enjoying a superb sea view and views of local church spires. This room has a lot of tradition character features from a ceiling rose to coving and picture rails. Carpeted flooring and radiator. Door to:-

Ensuite - Fitted with a modern, matching three piece white suite comprising a hand wash basin with mixer tap and storage below, push button W/C and a fully tiled walk in shower unit with mains rainfall style shower above. Fitted mirror with tiled shelf and tiled wall below. Chrome heated towel rail and underfloor heating. Extractor fitted into ceiling down lights. Tiled flooring.

Bedroom 2 - 4.28m x 2.47m (14'0" x 8'1")max A bright double bedroom with characterful double glazed sash window to rear aspect enjoying a sea view and a view of the local church spires. The window also has fitted modern shutters adding a modern take to a traditional period feature. Ceiling coving and picture rails. Built in wardrobe space. Radiator and carpeted flooring.

Balcony - This property has a generous sized decked balcony that stretching the full length of the property and access able off the main bedroom and lounge area. The balcony enjoys a great sea view over towards Torquay harbour as well as glimpses of Torwood gardens. Ample space for an outside dining table and sun loungers as well as space for pots and plants.

Outside - As well as the private balcony this property also has the use of the well maintained communal garden which is laid mostly to lawn with seating areas. The property also has an allocated off road parking space and a small bin store cupboard within the carpark area.

Material information:
974 years remaining on the lease
Ground rent: £100 per year
service charge: £2160 per year

Address 'Rosemont, Lower Woodfield Road, Torquay, TQ1 2JY'

Tenure 'Leasehold'

Council Tax Band 'TBC'

EPC Rating 'TBC'

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3DW

www.taylorsestates.co.uk

info@taylorsestates.co.uk
01803 201904

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.