

## Watcombe Court | Torquay | TQ1 4SH

Situated within a charming Victorian Villa conversion on a quiet no through road is this stunning newly renovated three bedroom ground floor apartment. The property is in the perfect location with Watcombe Beach on the doorstep being just a short walk down the coast path. The property is also within close proximity to local shops and amenities along with St. Marychurch and Teignmouth just a short drive away. The spacious accommodation comprises a bright and airy lounge / diner, modern kitchen, bathroom and three bedrooms with the main bedroom accompanied by a newly fitted en suite. The property also benefits from a large garage and its own private garden. The property is offered for sale with no onward sale and is a must see!

Asking Price Of £355,000

- THREE BEDROOMS
- GROUND FLOOR APARTMENT
- GARAGE
- PRIVATE GARDEN
- WALKING DISTANCE TO WATCOMBE BEACH
- CHAIN FREE!



Entrance Hallway - A spacious and welcoming entrance hallway with glazed door to front entrance. Cupboard housing consumer unit. Storage cupboard providing handy shelved and hanging storage space for coats and shoes perhaps. Newly laid carpeted flooring. Ceiling coving along with access hatch to loft space. Two double glazed windows to the side aspect. Radiator. Doors to:-

Lounge - 5.53m x 5.98m (18'1" x 19'7") max A bright and airy lounge with a large double glazed bay window to the side aspect enjoying a woodland view. Ceiling coving. Newly laid carpet flooring. Two radiators. Step up with opening into:-

Kitchen/Diner - 3.05m x 4.64m (10'0" x 15'2") Fitted with a brand new, stylish kitchen comprising cupboards and drawers. Square edge wood effect work surfaces with inset 1 1/2 bowl stainless steel sink unit with mixer tap. Fitted electric oven and fitted electric hob with fitted cooker hood above. Integrated dishwasher, washing machine and fridge/ freezer. Ceiling coving and fitted ceiling LED downlighting. Radiator. Double glazed window to the side aspect. Wood effect hard flooring. Doorway into hallway.

Bedroom One - 3.85m x 3.68m (12'7" x 12'0") max. A bright and spacious bedroom with newly laid carpeted flooring and two double glazed windows to the side aspect enjoying woodland views. Access hatch to loft space. Door to:-

Address 'Watcombe Court, Watcombe Beach Road, Torquay, TQ1 4SH'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'C'

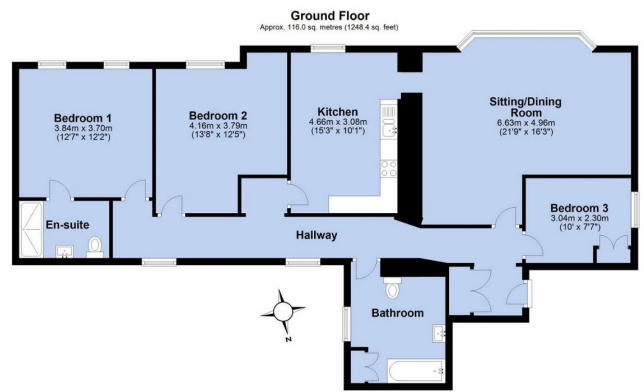
MATERIAL INFORMATION - Tenure: Leasehold, Length of lease remaining: new 999 Years, Service charge: £75 per month, This includes Building insurance and maintenance. Pets allowed. 25% share of freehold.

## Contact Details

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En-Suite - Fitted with a new, stylish three piece matching white suite comprising a hand wash basin with mixer tap and storage cupboard below, push button W/C and a walk in shower unit with mains rainfall style shower above. Fully decorated walls with modern, arable effect UPVC sheets for a slick and easy clean finish. Fitted LED ceiling down lights and extractor. Heated towel rail. Frosted double glazed window to the rear aspect and wood effect hard flooring.

Bedroom Two - 3.78m x 4.16m (12'4" x 13'7") max. A generous double bedroom with a double glazed window to the side aspect enjoying views over the woodlands opposite. Ceiling coving. New carpeted flooring. Radiator.

Bedroom Three - 2.95m x 2.38m (9'8" x 7'9") max. A versatile room that could create a third bedroom or perhaps a home office. Bright and airy with a double glazed window to the front aspect. Built in wardrobe providing shelved and hanging storage space. Newly laid carpeted flooring. Radiator.

Bathroom - Fitted with a new modern, matching three piece white suite comprising a hand wash basin with mixer tap and storage cupboard below, push button W/C and a panel fronted bath with electric shower above. Storage cupboard housing the gas combination boiler. Fitted LED ceiling down lights, coving and extractor. Chrome heated towel radiator. Frosted double glazed window to the rear aspect. Wood effect hard flooring.

Garage - Electric roller door opening into a good size double garage providing ample storage space. Lighting and power.

Outside - To the rear of the property is a private, secluded garden for this apartment which is currently laid mostly to lawn.

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.