



Wesley Close, Torquay, TQ2 8SH

Asking Price Of £130,000

A purpose built 2 bed ground floor flat tucked away and net with a private complex in the Barton area of Torquay. The property offers a lounge/diner which overlooks the communal gardens. Kitchen, Two double bedrooms and shower room with double glazing and central heating. The communal gardens are mainly lawned and have a variety of inset shrubs. There is an allocated parking space and communal visitor parking. an ideal first time purchase or investment.

- TWO BEDROOMS
- PARKING
- QUIET LOCATION
- DOUBLE GLAZED
- CENTRAL HEATING

Entrance Hallway

A traditional tile floored entrances with carpeted stairs leading to the first floor. Picture rails. Cupboard housing the consumer unit. Radiator. Door to:-

Lounge Diner - 6.42m x 3.29m (21'0" x 10'9")

A bright and spacious dual aspect living space with a double glazed window to the front and rear aspects. Gas fireplace place with stone surround along with a marble effect hearth and mantle. Handy built in shelving and two built in storage cupboards to the side of the chimney breasts. Storage cupboard under the stairs providing the perfect space to hide away the vacuum and ironing board perhaps. Ample space for a good size family dining table. Carpeted flooring and two radiators.

Kitchen - 3.24m x 1.74m (10'7" x 5'8")

Fitted with a range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl stainless steel sink unit. Space for cooker with a fitted cooker hood above. Space for a fridge / freezer and space for a washing machine. Tiled splash backs. Tiled flooring. Radiator. Double glazed window and double glazed to leading out in the rear courtyard.

First Floor Landing

A fair size carpeted landing with a small access hatch to loft space. Doors to:-

Bedroom 1 - 4.12m x 3.2m (13'6" x 10'5")

A spacious double bedroom with a double glazed window to the front aspect with a view of the front garden. Carpeted flooring. Radiator.

Bedroom 2 - 3.16m x 2.39m (10'4" x 7'10")

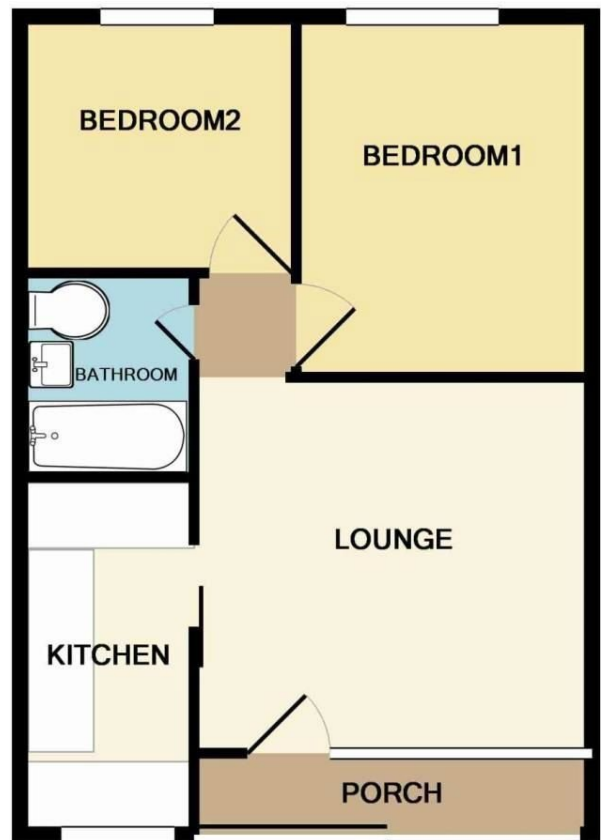
A fair size bedroom with a painted period fireplace. Double glazed window to the rear aspect. A handy storage cupboard built into the side of the chimney breast providing shelved storage. Radiator. Carpeted flooring.

Bathroom

Fitted with a three piece matching white suite comprising a pedestal hand wash, WC and panel fronted bath with electric shower above. Partly tiled walls with wood effect vinyl hard flooring. Chrome heated towel radiator. Cupboard housing gas combination boiler with shelved storage space above. Frosted double glazed window to the side aspect.

Leasehold 59 years with lease extension being created by approx. 90 years.

Service charge £1250 per year approx. for building insurance, ground maintenance and gardening. Ground rent, Peppercorn



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.

Address

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Tenure

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Council Tax Band

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