



## Sunbury Court, Sunbury Hill, Torquay, TQ1 3EA

Asking Price Of £230,000

Here is a stunning two double bedroom apartment conveniently located on the outskirts of the town centre. The property is situated just a short walk away from local shops, transport links and schools in a lovely quiet residential area making it the perfect first time purchase or downsize for someone looking to be within touching distance to local amenities. The well presented accommodation comprises a spacious lounge, modern kitchen / diner and two double bedrooms both of which are accompanied by their own en suites. The property also benefits from gorgeous communal gardens along with allocated parking off road parking. This property ticks a lot of boxes and we highly recommend a viewing to see for yourself this beautifully presented apartment and what it has to offer.

- TWO DOUBLE BEDROOMS EN SUITES
- IMMACULATEDLY PRESENTED
- CONVENIENT LOCATION
- ALLOCATED PARKING
- COMMUNAL GARDENS

### Entrance Hallway

Steps up to the front door with a covered entrance area. Double glazed UPVC door to front entrance with two double glazed frosted window panels. Ceiling coving and wood effect panelling on the lower half of the walls adding a warm homely feeling to the hallway area. Storage cupboard providing handy storage space for coats and shoes. There is hidden plumbing at the back of the cupboard with the ground works for a Separate WC perhaps. Part tiled flooring and part wood effect hard flooring. Doors to:-

### Lounge - 4.45m x 3.03m (14'7" x 9'11")

A bright and airy living space with lovely high ceilings and ceiling coving meeting the walls. Double glazed window to the rear aspect enjoying beautiful views over the communal gardens and Lymington park. Radiator. Wood effect hard flooring matching the entrance hallway. Opening to:-

### Kitchen / Diner - 3.14m x 3.12m (10'3" x 10'2")

A well presented kitchen which is fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. The unit fronts are finished with a stylish gloss marble effect. Stylish marble effect square edge work surfaces with inset one bowl sink unit with mixer tap. Trendy tiled splash backs. Fitted electric cooker and fitted gas hob with modern fitted cooker hood above. Spaces for a fridge / freezer and washing machine. Cupboard housing the gas combination boiler. Radiator. Ample space for a dining table. Double glazed window to the rear aspect overlooking the communal gardens along with views of Lymington park.

### Bedroom 1 - 4.44m x 3.08m (14'6" x 10'1")

A bright and spacious double bedroom with lovely high ceilings and ceiling coving. Double glazed window to the front aspect. Cupboard housing handy shelved storage space along with a built in hanging storage space. Wood effect hard flooring. Door to:-

### Bathroom / En suite

Fitted with a matching three piece white suite comprising a pedestal hand wash, WC and a panel fronted bath with mains shower above. Fully tiled walls meeting up to ceiling coving and a tiled flooring. Radiator and extractor.

### Bedroom 2 - 4.47m x 3m (14'7" x 9'10")max

A great size, light double bedroom with ample space for bedroom furniture. Wonderful high ceilings with ceiling coving. Double glazed window to the front aspect. Access hatch to loft space. Carpeted flooring. Door to:-

### En suite

A well presented shower room with a modern matching three piece white suite. There is a fitted vanity unit with a built in hand wash basin with mixer tap and storage cupboard below along with a low level, push button WC with hidden system. There is also a modern, tiled walk in shower unit with mains rainfall style shower above. Mostly modern tiled walls matching the shower unit and a tiled flooring. Ceiling coving and extractor.

### Outside

To the front of the property is one allocated parking space for the property within the communal car park. At the rear of the property are beautifully presented communal gardens comprising a large area laid to lawn along with a number of paved sun patios and seating areas. Along the edges of the communal garden are raised borders laid to stone chippings and a wonderful array of planted flowers and shrubbery. There is also a communal drying area to the side of the complex.

## Address

Sunbury Court, Sunbury Hill, Torquay, TQ1 3EA

## Tenure

LEASEHOLD – 1/8 SHARE OF FREEHOLD

## Council Tax Band

B

## Contact Details

117 Union Street  
Torquay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

enquiries@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.*