



## Old Torwood Road, Torquay, TQ1 1PN

Asking Price Of £130,000

Situated in a lovely, quiet location in Wellswood and within close proximity to amenities and transport links is this charming one bedroom ground floor apartment with its own private entrance. This property is perfectly located within a short walk of the popular Wellswood village and Torquay harbour along with Torwood gardens just down the road. The well presented accommodation comprises a lounge, kitchen / diner, shower room and double bedroom. With no neighbours above and its own entrance, this property feels more like a bungalow than an apartment allowing you to enjoy your own peace and quiet. This apartment has the benefit of allocated off road parking and access to well maintained communal gardens. A viewing is highly recommended to see for yourself what this property had to offer.

- ONE BEDROOM
- GROUND FLOOR FLAT
- OWN PRIVATE ENTRANCE
- COMMUNAL PARKING
- COMMUNAL GARDENS
- CONVENIENT LOCATION



### Entrance Porch

Double glazed UPVC door to the front entrance with a frosted window panel. Single glazed windows to both side aspects with three steps up to a wooden internal door leading into:-

### Hallway

A welcoming entrance to the apartment with carpeted flooring. Telephone entry system. Cupboard providing handy shelved storage space. Opening to:-

### Lounge - 4.38m x 3.39m (14'4" x 11'1")

A great size living space with a double glazed window to the front aspect. Carpeted flooring. Cupboard housing the hot water cylinder and electric consumer unit along with extra storage space. Electric night storage heater. Opening to:-

### Inner Hallway

Carpeted flooring. Doors to:-

### Kitchen - 2.34m x 1.84m (7'8" x 6'0")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs and matching fully tiled walls. Fitted electric oven and fitted electric hob with fitted cooker hood above. Integrated washer / dryer and space for a fridge. Double glazed window to the rear aspect. Ceiling coving and a tiled shower unit effect vinyl hard flooring.

### Bedroom

A generous sized double bedroom with a double glazed window to the rear aspect enjoying of well maintained communal gardens. Wood effect hard flooring. Electric night storage heater.

### Shower Room

Fitted with a matching three piece white suite comprising a pedestal hand wash basin, WC and a fully tiled shower unit with electric shower above. Fully tiled walls matching the tiles of the shower unit. Carpeted flooring. Roof light window providing lots of natural light.

### Outside

To the side of the complex is a communal car park providing an allocated parking space for the property. To the rear of the property and complex are well maintained communal gardens with a great lawned area with borders planted with a range of mature shrubbery.

### Material Information

Leasehold - 999 years remaining  
Service charge - £1,800 per year

### Address

Old Torwood Road, Torquay, TQ1 1PN

### Tenure

LEASEHOLD

### Council Tax Band

A

### Contact Details

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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.