



**Rowe
& Co.**

6 Torbay Farm, Upham

Southampton

£184,000

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6 Torbay Farm

Upham, Southampton

This cosy two-bedroom semi-detached home is situated in a quiet cul-de-sac within this popular development in the ever-popular semi-rural village of Upham. Accommodation comprises a spacious entrance hall, modern kitchen / dining room, lounge and cloakroom. On the first floor are two well-proportioned bedrooms and a family bathroom. Outside the property benefits a driveway that can accommodate parking for three vehicles and secluded rear garden overlooking the neighbouring fields. The purchase price is based on a 40% share of the property (Full Value £460,000).

LOCATION Upham is a thriving semi-rural village with a church, two traditional style pubs and well-regarded Primary School. The cathedral city of Winchester is only 8 miles away, where there are many excellent shops, recreational and business facilities. Communications are excellent with the M3, A34, and A303 within easy reach. This provides access to London and the south coast. Southampton Airport, with its ever-increasing network of international flights, is approximately an 18-minute drive away.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Two Well Proportioned Bedrooms
- Semi Rural Location
- Catchment To Popular Local Schools
- Driveway For Multiple Vehicles
- Secluded Garden Backing Onto Fields
- Modern Fitted Kitchen



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INSIDE

You enter the property into a spacious entrance hall that has doors leading to all rooms and stairs to the first floor. A door to one end leads into the lounge which has windows to the front and rear aspect with plenty of space for free standing furniture. The modern kitchen / dining room has french doors and a window to the rear with spotlights and space for a dining table and chairs. The kitchen itself has been fitted with a range of white gloss wall and base level units. On the first floor are two well proportioned double bedrooms and a modern family bathroom.

OUTSIDE

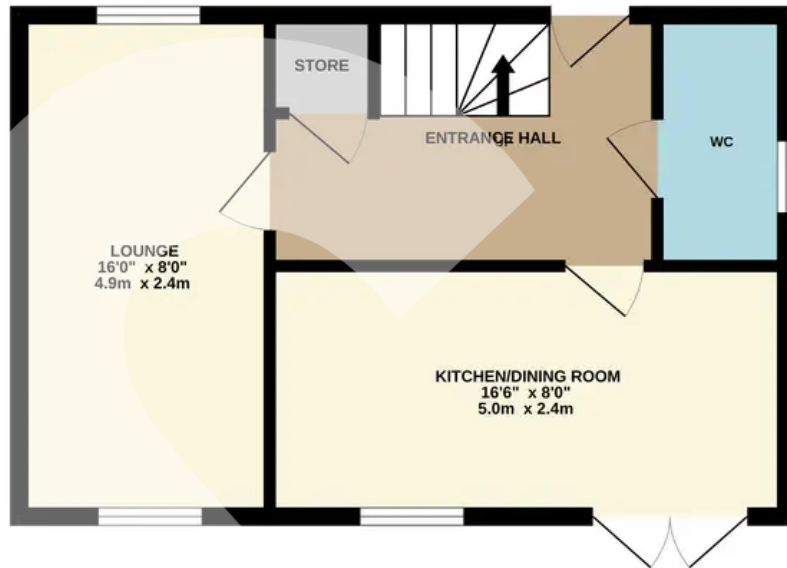
To the front of the property is a gravel driveway that can accommodate parking for three vehicles with an area laid to lawn, footpath leading to the front door and gated pedestrian access to the rear garden. The wonderful rear garden has a small, paved seating area with the rest mostly being laid to lawn, there is a wooden shed providing useful storage space and a low-cut hedge line to the rear allows wonderful views over the neighbouring fields.

LEASE / RENT DETAILS

- 118 Years Remaining on the lease.
- 3 Years NHBC Remaining.
- Service Charge - £79.88 PCM.
- Estimated Monthly Rent - £495.11.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

