



**Connells**

Hughenden Manor Woodend Road  
Torquay





### Property Description

An ideal investment has arisen for this 1 bedroom ground floor apartment located in the popular area of Wellswood. The property is offered for sale with tenant in situ, who is currently paying £ . Further accommodation consists of lounge, kitchen, bathroom and cloakroom. The apartment also benefits from off road parking and a cellar.

### LOCATION AND AREA:

Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

### GETTING AROUND THE SOUTH WEST

By Train: The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

By Air: Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

Regional Cities and Places of Interest: The City of Exeter is approximately 25 miles away and the historic naval City of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.



## Communal Entrance

Beautiful period features with high ceilings.  
Door to;

## Entrance Hall

Eadiator, stairs down to cellar which has a light, doors to;

## Lounge

10' 11" x 9' 10" ( 3.33m x 3.00m )

Double glazed windows, radiator.

## Kitchen

6' 1" x 6' + door recess ( 1.85m x 1.83m + door recess )

Fitted with a matching range of wall and base units with roll edge work surface over, single bowl stainless steel sink unit, fitted electric oven and gas hob with cooker hood above, spaces for washing machine and fridge. Central heating boiler, double glazed window and radiator.

## Bedroom

11' 9" max x 10' ( 3.58m max x 3.05m )

Double glazed window and radiator.

## Bathroom

Fitted with a matching 2 piece white suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin, double glazed window and radiator.

## Cloakroom

Fitted with a matching 2 piece suite comprising of low level WC and wall mounted wash hand basin, extractor fan and radiator.

## Communal Garden





To view this property please contact Connells on

**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
TORQUAY TQ1 3DW

Council Tax Band:B

**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TQY313634](https://connells.co.uk/Property/TQY313634)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Nov 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: TQY313634 - 0008