



6 ASHFIELD RISE, RUCKAMORE ROAD, TORQUAY, TQ2 6HF

Pincombe's  
estate agents





**A FIRST FLOOR, 2 BEDROOM APARTMENT ENJOYING VIEWS ACROSS THE SEA TO TORQUAY HARBOURSIDE, & BENEFITTING FROM ITS OWN PRIVATE GARDEN**

**This lovely Apartment forms part of a Victorian Villa situated close to the local shopping parades in Old Mill Road and Walnut Road, both under 0.5 miles away, and offering a good variety of shops and cafes. There are several green parks in the area for walks and outdoor activities as well as the 250-acre park and woodland at the nearby Cockington Country Park, and the beauty of our coast can also be enjoyed with easy access to the sea front for beaches, waterfront restaurants and leisure facilities, just a 5-minute drive away. For travelling and commuting, Torquay railway station, which is a mile from the property, runs regular services to Exeter, Manchester, and London Paddington and there are also bus services operating in the area.**

**The Apartment is offered for sale with the benefit of no onward chain and has been well maintained with the added advantage of high ceilings and picture windows maximising the space. There are also tranquil views over the surrounding area and across the sea towards Torquay harbourside and the rugged coastline beyond. The accommodation comprises: Living room with sea views, fitted Kitchen/Breakfast room with integrated appliances, 2 Double bedrooms (the master with sea views) and a Bathroom. Outside, there is an enclosed private Garden for the Apartment along with use of the main communal gardens, and there is also an allocated Parking space.**



**The Accommodation Comprises:**

Front door into:

**COMMUNAL HALLWAY** Telephone entry system.

Tiled floor. Staircase (approx. 20 stairs) rising to:

**FIRST FLOOR** Door into:

**APARTMENT 6**

**HALLWAY** Telephone entry system. Radiator. Hatch to loft space.

**LIVING ROOM 17'10" x 17'10" (5.44m x 5.44m) max**

Large UPVC double glazed bay window overlooking the communal gardens and enjoying a lovely outlook across the sea towards Torquay harbour and marina. TV aerial point. Telephone point. 2 x Radiators. Cornicing and central ceiling rose. Built in cupboard providing ample storage.

**KITCHEN/BREAKFAST ROOM 16'4" x 5'10" (4.98m x 1.78m)**

Worksurfaces to 3 sides incorporating a small breakfast bar area and inset stainless steel sink, drainer unit. Comprehensive range of storage cupboards and matching range of eye-level units, including a display cupboard with glass fronted doors. Indesit washer/dryer. Dishwasher. Fridge. Built-in electric oven with gas hob over and extractor fan. Inset spotlights. Part tiled walls. Cupboard housing the Baxi gas boiler. Radiator. 2 x Skylight windows. UPVC double glazed window to side enjoying a pleasant outlook over the surrounding area.





**BEDROOM 1** 17' x 13'6" (5.18m x 4.11m) Featuring 3 x UPVC double glazed windows with lovely tranquil views over the communal gardens and across the sea to Torquay harbourside and marina. T.V. aerial point. Radiator.

**BEDROOM 2** 9'7" x 8'2" (2.92m x 2.49m) UPVC double glazed window to side with a pleasant outlook over the area towards trees in the distance. Radiator.

**BATHROOM** Panelled bath with shower over and glazed screen. Pedestal wash basin and shaver point. Low level W.C. Heated towel rail. Extractor fan. Part tiled walls.

**OUTSIDE** The Apartment benefits from its own **Private Garden** with gated access to an enclosed paved patio with surrounding gravelled borders planted with a selection of established shrubs. There is also a useful tool/garden furniture store.

The communal gardens are mainly laid to lawn with surrounding shrub borders. There is an **ALLOCATED PARKING SPACE** for Apartment 6.

#### ADDITIONAL INFORMATION

**COUNCIL TAX** – Band B

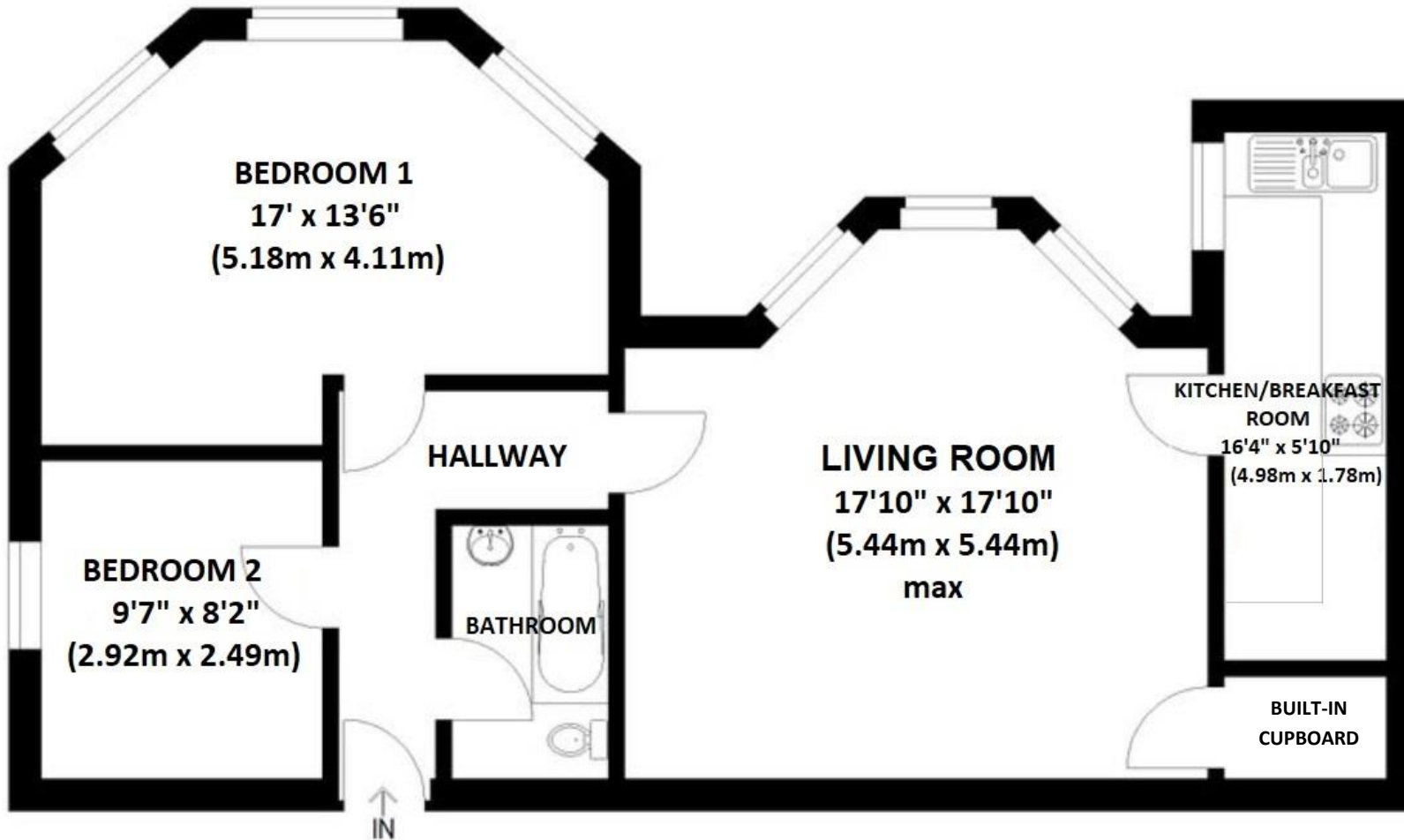
**LENGTH OF LEASE** – 999 years from Jan 2003

**SERVICE CHARGE** - £2383.96 Per annum inc. water rates. Plus an additional £280.00 per annum as a reserve fund contribution





**TOTAL APPROXIMATE FLOOR AREA: 759.07 sq. ft (70.52. sq m)**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
England, Scotland & Wales	EU Directive 2002/91/EC	

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.