



3 BRUNEL MEWS, SOLSBRO ROAD, TORQUAY, TQ2 6QA

Pincombe's
estate agents

SEA FRONT, TORRE ABBEY SANDS & CORBYN HEAD



A 3 BEDROOM GARDEN APARTMENT SITUATED A FEW MINUTES FROM TORQUAY SEA FRONT, TORRE ABBEY SANDS & CORBYN HEAD

We are delighted to bring to market, this lovely garden Apartment tucked just off Torquay sea front and ideally situated to take advantage of the nearby coastline, sandy beaches and various waterfront restaurants, as well as being able to enjoy the variety of recreational activities offered including tennis, bowls, golf, indoor and outdoor swimming pools. The local shopping parade at Walnut Road is home to a butchers, pharmacy, post office, café and Co-op and is a convenient stroll from the Apartment. For travelling and commuting, the sea front is served by local buses travelling to and from the surrounding areas and towns, and Torquay station is a few minutes' away, with regular services to Exeter, Manchester, and London Paddington.

The Apartment benefits from a ground floor/garden level position, with good size accommodation totalling 912 sq.ft (84.8 sq m) and comprising: Hallway, Living/Dining room with direct access onto a private garden, fitted Kitchen/breakfast room with built-in appliances, Cloakroom and 3 double Bedrooms, 2 of which are En-suite. There is also a large internal storage area for the use of the residents situated at ground floor level. Outside there is undercover allocated Parking space, ample visitors parking, and the Apartment enjoys its own private garden with a sunny aspect.

Offered for sale with no onward chain and presented in lovely condition, we highly recommend an early appointment to view.

The Accommodation Comprises:

COMMUNAL ENTRANCE HALL Video entry phone.
Access to a communal storage area. Front door into:

APARTMENT 3

SPACIOUS HALLWAY Coved ceiling. Electric panel heater.

CLOAKROOM Low level W.C. Wash basin in gloss vanity unit with storage cupboards under. Tiled floor. Part tiled walls. Coved ceiling. Extractor fan.

LIVING/DINING ROOM 18'3" x 10'10" (5.56m x 3.31m)
UPVC double glazed window and UPVC sliding patio doors enjoying a pleasant outlook and opening onto the private enclosed garden. Coved ceiling. T.V. aerial point. Electric panel heater. Ample space for dining table and chairs.

KITCHEN/BREAKFAST ROOM 10'10" x 9' (3.31m x 2.0m)
Worktops to 3 sides with inset 1.5 bowl stainless steel sink, drainer unit and range of shaker style storage units under. Matching range of eye-level units, including 2 with glass fronted doors. Worktop extends to provide a breakfast bar with space for stools under. Built-in wine rack. Electric hob with extractor hood above and built-in double oven. Fitted appliances including washing machine, dishwasher, undercounter fridge and freezer. Coved ceiling. Part tiled walls. UPVC double glazed window.



MASTER BEDROOM 16'10" x 10'6" (5.13m x 3.21m)

UPVC double glazed window overlooking the garden. Range of built-in furniture including drawers and wardrobes with sliding mirror fronted doors. Electric panel heater. Door to:

EN-SUITE SHOWER ROOM Featuring a large, fully tiled cubicle with shower, glazed screen and integral shelving. Pedestal wash basin. Low level W.C. Tiled walls. Heated towel rail. Tiled floor. Covered ceiling.

BEDROOM 2 11'8" x 11'8" (3.57m x 3.57m) UPVC double glazed window. Electric panel heater. Covered ceiling. Fitted wardrobe. Cupboard housing the water tank. Door to:

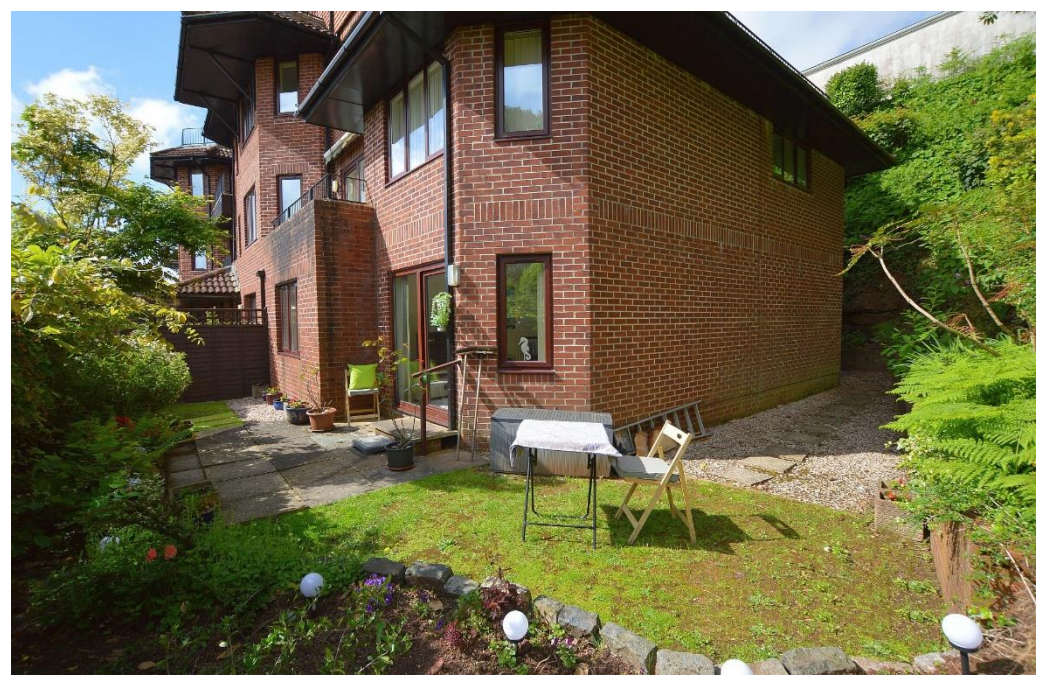
EN-SUITE BATHROOM Panelled bath with tiled surrounds and shower over. Pedestal wash basin. Low level W.C. Heated towel rail. Tiled floor. UPVC obscure glazed window.

BEDROOM 3 11'6" x 7'9" (3.57m x 2.36m) UPVC double glazed window. Covered ceiling. Electric panel heater.

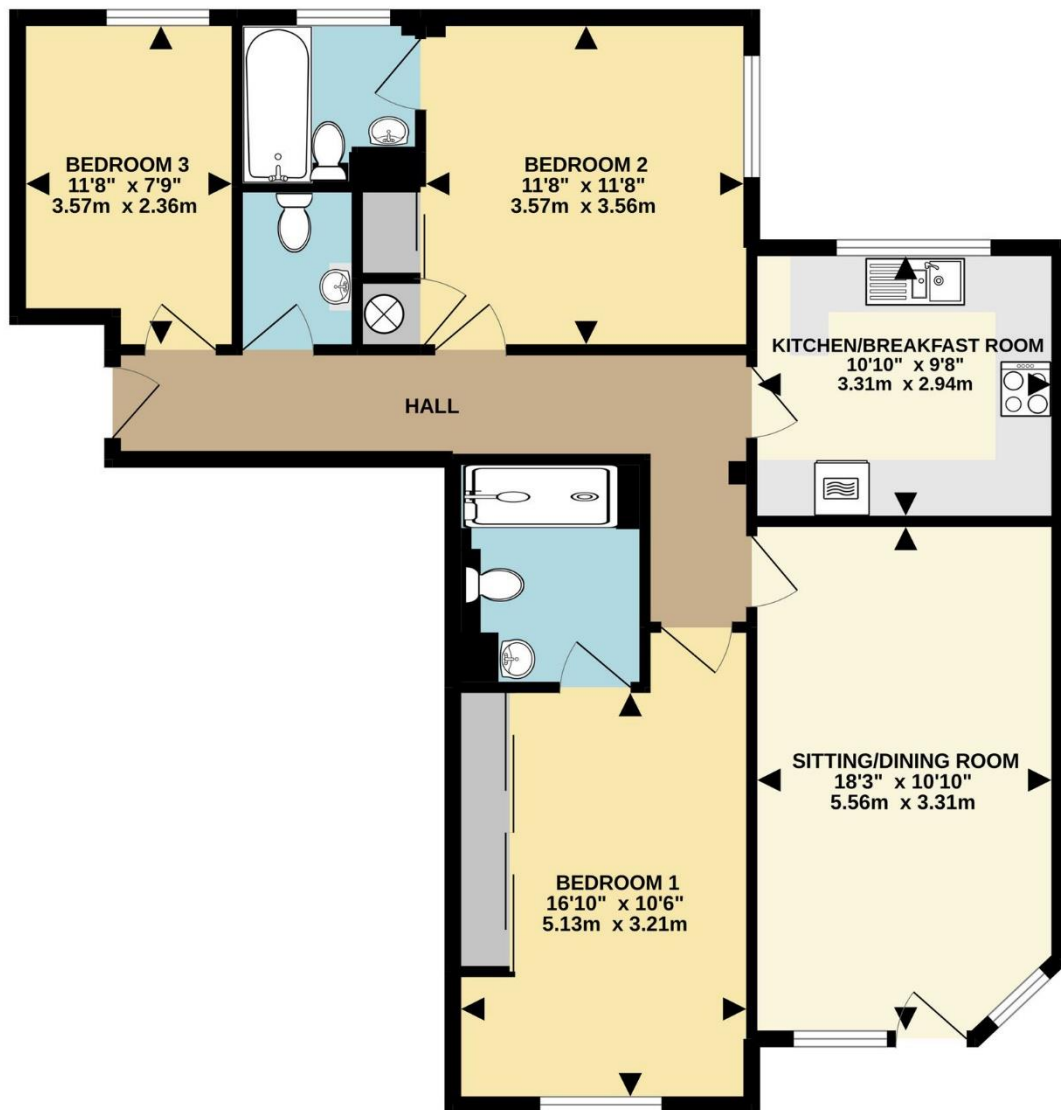
OUTSIDE There is an **UNDERCOVER PARKING AREA** with an allocated space for Apartment 3. There is also plenty of visitors parking. Communal bin storage area.

The Apartment also benefits from a private garden enjoying a sunny aspect, comprising of a level paved patio and lawned area with surrounding borders and established shrubs.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

ADDITIONAL INFORMATION

TENURE Leasehold (Vendors own share of the freehold)

LEASE TERM - 199 year lease from 1989

SERVICE CHARGE - £500.00 per quarter, includes water, building insurance, cleaning of common parts, gardening & general maintenance

PETS ALLOWED? – At the discretion of the Freeholders

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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.