



25 ROUNDHILL ROAD, LIVERMEAD, TORQUAY, TQ2 6TQ

Pincombe's  
estate agents





**PHOTO OF THE WHOLE BUILDING**



**PHOTO OF THE REAR OF THE BLOCK**

## **A SPACIOUS APARTMENT ENJOYING WIDESPREAD VIEWS ACROSS PRESTON TO THE SEA – PRIVATE GARAGE & PARKING**

This first floor Apartment is situated in a purpose-built block located in the highly popular area of Livermead with local shops and a school within easy walking distance. There are also woodland walks close by at Scadson and Cockington Woods, with Hollicombe Beach and access to the scenic Southwest coastal path a couple of minutes' drive from the property. The local running bus service operates across the road from the Apartment, providing access into Torquay town where a good range of shops, restaurants and leisure facilities are found.

The property is offered for sale with no onward chain with good size living accommodation totalling approximately 71 square metres (764.238 square foot) Hallway, Living Room opening onto a South Facing Balcony with views to the sea, Kitchen, 3 Bedrooms (2 doubles and a single) and a Bathroom. Outside there are communal gardens surrounding the block, and Apartment 25 has the benefit of an allocated Parking Space and a private Garage.

**VIEWING RECOMMENDED**



## The Accommodation Comprises:

### COMMUNAL HALLWAY

With private, lockable **LARGE STORAGE CUPBOARD**.

### STAIRS RISING TO FIRST FLOOR

**LANDING** Door into:

**HALLWAY** Night storage heater. Intercom. Cupboard housing fuses. Hatch to loft space.

**LIVING ROOM 17' x 11'5" (5.19m x 3.49m)** Coved ceiling. T.V. aerial point. Night storage heater. UPVC double glazed window to rear. UPVC door opening out onto: **SOUTH FACING BALCONY** with lovely views over the area from Scadson Woods to the sea. Steel railings with glass panels.

**KITCHEN 10'4" x 7'6" (3.14m x 2.28m)** Worksurfaces with inset stainless steel sink, drainer unit. Range of light-coloured storage cupboards and matching eye-level units. Ignis electric hob with extractor fan over. Built-in Hotpoint electric oven. Space and plumbing for washing machine. Space for fridge/freezer. Part tiled walls. Built-in airing cupboard with slatted shelving.

**BEDROOM 1 12' x 11'2" (3.67m x 3.40m)** UPVC double glazed window to rear enjoying views over Preston to the sea. Range of built-in wardrobes with hanging and storage. Coved ceiling. Night storage heater.

**BEDROOM 2 12'7" x 8'6" (3.84m x 2.690m)** UPVC double glazed window to front overlooking the communal lawn. Coved ceiling. Electric radiator.





**BEDROOM 3** 12'1" x 6'1" (3.67m x 1.88m) UPVC double glazed window to rear with views over the surrounding area towards the sea. T.V. aerial point.

**INNER HALLWAY** Built-in storage cupboard.

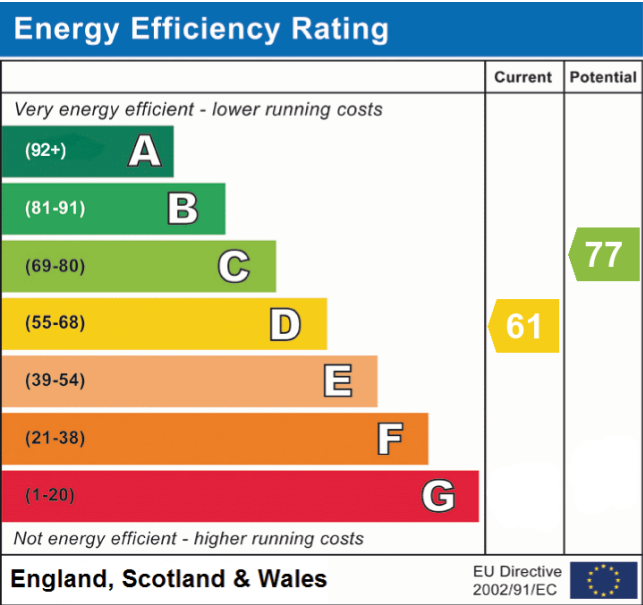
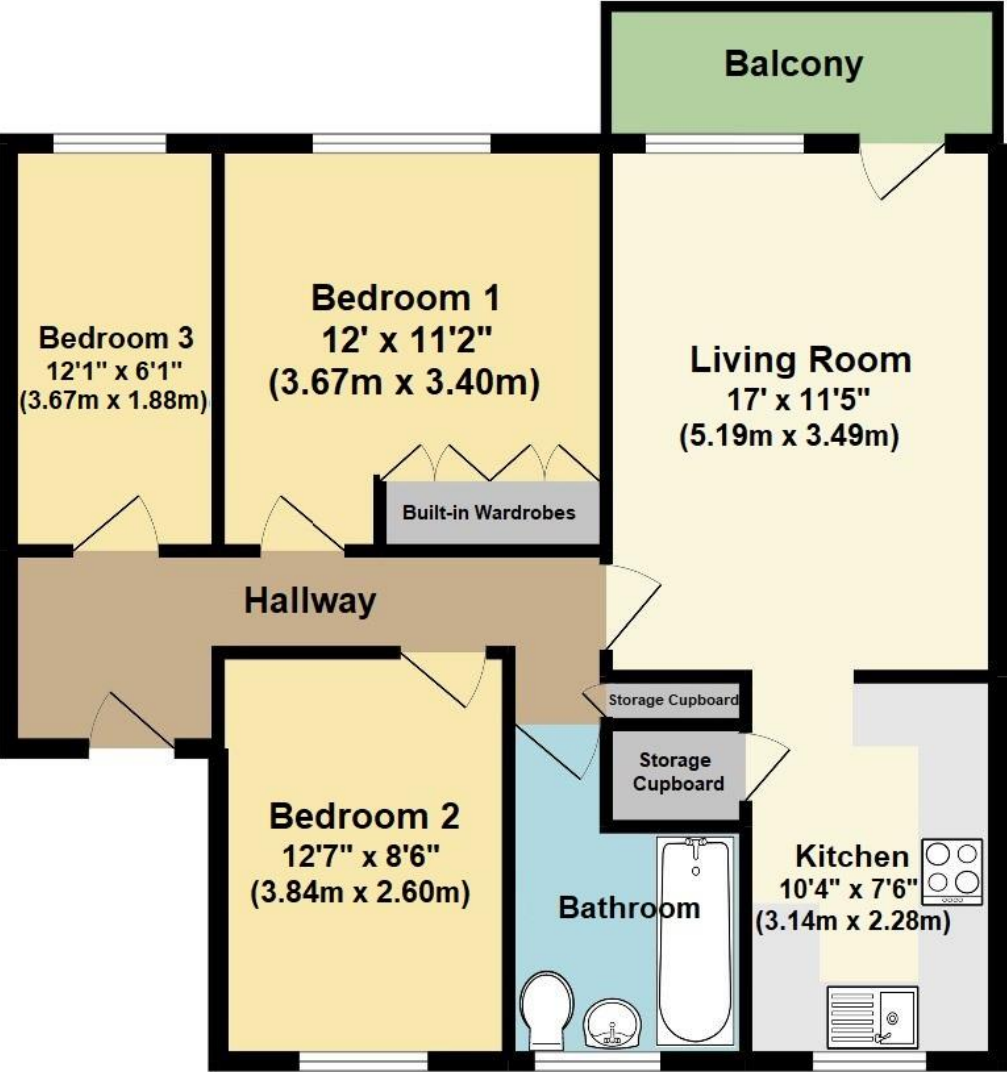
**BATHROOM** Suite comprising panelled bath with Mira Go shower and glazed screen. Pedestal wash basin. Low level W.C. Extractor fan. Heated towel rail/radiator. Part tiled walls. Tiled floor. UPVC obscure glazed window to front.

**OUTSIDE** There are lawned communal gardens to the front and side, with bin storage space. A wide driveway from Roundhill Road gives access to the rear where there is a **PARKING FORECOURT** and **GARAGING**.

Apartment 25 has the benefit of a **PARKING SPACE** and **GARAGE** with up-and-over door, power, and light.



FIRST FLOOR APARTMENT, 25 ROUNDHILL ROAD, LIVERMEAD, TORQUAY



ADDITIONAL INFORMATION

COUNCIL TAX – Band C  
TENURE – Leasehold\*  
TERM - Approx 948 years remaining  
MAINTENANCE - £1200 per annum (inc. Building Insurance, Window Cleaning, Garden/General maintenance)

\*For further details on the current Lease, please call the office

TOTAL APPROXIMATE FLOOR AREA - 764.238 SQ. FT (71 SQ. M)

w. [www.pincombes.co.uk](http://www.pincombes.co.uk)  
e. [admin@pincombes.co.uk](mailto:admin@pincombes.co.uk)  
t. 01803 200067 / 07809 155477

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.