



14 COURTLANDS, RAWLYN ROAD, CHELSTON, TORQUAY, TQ2 6PL

Pincombe's  
estate agents



## PLEASANT VIEW FROM THE APARTMENT TO THE REAR

**A SUPERBLY PRESENTED PURPOSE BUILT APARTMENT WITH PARKING, SITUATED WITHIN EASY REACH OF THE SEA FRONT & COCKINGTON COUNTRY PARK**

**We would highly recommend an early appointment to view this Apartment, offered for sale with the benefit of no onward chain, in lovely decorative order and all ready to move into. The home is ideally situated with shops and amenities in Walnut Road within half a mile, and Torquay sea front promenade with beach, parks and waterfront restaurants just over half a mile away. Cockington Country Park is easily accessible to enjoy tranquil walks around the 450 acres of formal gardens, parks, lakes and woodland. For travelling and commuting, there are local buses in the area and Torquay railway station is a few minutes away with regular services to Exeter, Bristol and London Paddington.**

**The Apartment is on the first floor and comprises: 16' Living room with 3 x windows overlooking the communal garden to trees, fitted Kitchen with built-in appliances, double Bedroom overlooking the garden and a good size Bathroom. Outside, there are lawned communal gardens enjoying a pleasant outlook over the surrounding area, a communal bike store, ample visitors parking and an allocated space for the Apartment.**

## The Accommodation Comprises:

**GROUND FLOOR** UPVC front door into:

**COMMUNAL ENTRANCE** A bright entrance hallway with staircase and handrail rising to:

### APARTMENT 14

Front door into:

**HALL AREA** Intercom entry phone. Built-in cupboard housing fuses and immersion heater for the electric central heating.

**LIVING ROOM** 16'4" x 15'11" (4.98m x 4.84m) max

3 x UPVC double glazed windows to rear overlooking the gardens and out over the surrounding area. T.V. aerial point. Radiator. Coved ceiling. Through to:

**KITCHEN** 9'9" x 5'11" (2.98m x 1.79m) Worksurfaces to 3 sides with inset stainless steel 1.5 bowl sink, drainer unit. Range of storage cupboards and matching eye-level units. Electric hob and oven beneath with stainless steel extractor hood over. Fitted Bosch appliances including a washer/dryer and fridge/freezer.

**DOUBLE BEDROOM** 10' x 9'11" (3.04m x 3.03m) 2 x UPVC double glazed windows with a pleasant outlook over the garden and surrounding area. Radiator. Coved ceiling.

**BATHROOM** Comprising a 'P' shaped bath with fully tiled surrounds, shower and curved glazed screen.



Pedestal wash basin with tiled splashback. Low level W.C. Coved ceiling. Inset spotlights. Heated towel rail.

**OUTSIDE** Courtlands is approached via a driveway which leads to a sizeable tarmac parking area, providing ample visitors parking and an **ALLOCATED PARKING SPACE** for Apartment 14. Useful communal **BICYCLE STORE**. There are good size communal gardens to the side and rear of the building which are mainly lawned and enclosed by mature trees and shrubs. External lighting.

### **ADDITIONAL INFORMATION**

**TENURE** - Leasehold, 999 Years from 1<sup>st</sup> January 2015 (989 years remaining)

**MAINTENANCE** - £1446.00 Per annum

The Vendor owns 1/11<sup>th</sup> share of the Freehold

**COUNCIL TAX** – Band B

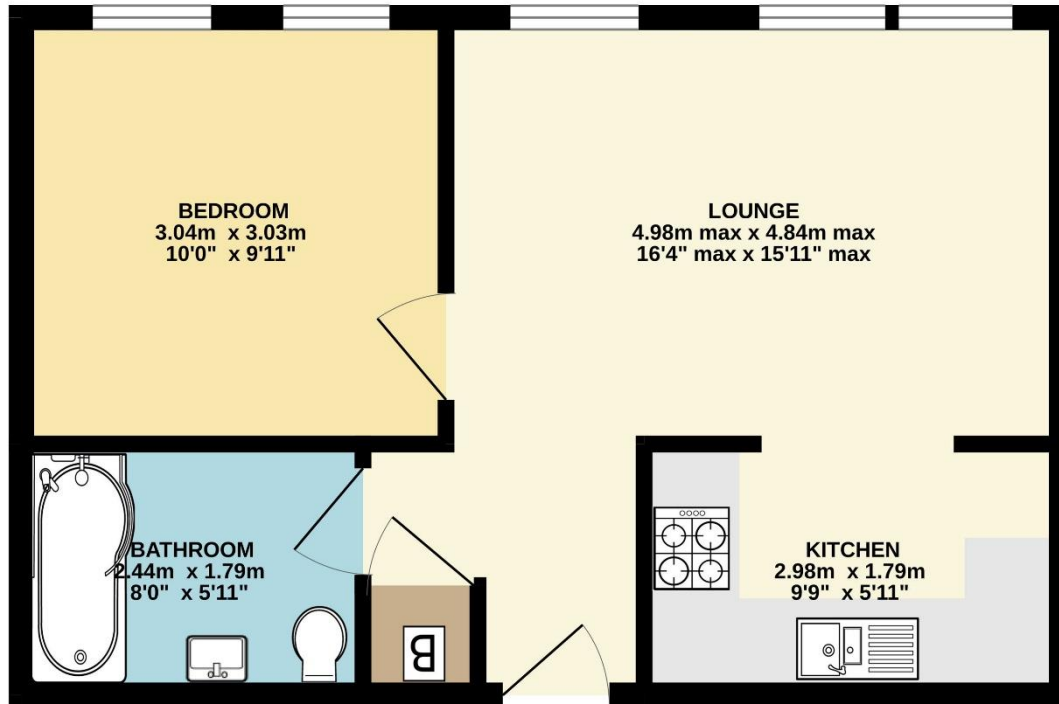
**NO HOLIDAY LETS**

**NO PETS**



# FIRST FLOOR

35.9 sq.m. (386 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 D
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 35.9 sq.m. (386 sq.ft.) approx.

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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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.