

PICTURE OF THE BLOCK



12 FERNLEA, MILL LANE, TORQUAY, TQ2 5AN

Pincombe's
estate agents



COMMUNAL GARDEN

A ONE BEDROOM FLAT CONVENIENT FOR LOCAL SHOPS & ENJOYING EASY ACCESS TO TORQUAY SEA FRONT – NO ONWARD CHAIN

Fernlea is a purpose-built block of 12 flats, tucked off a private driveway and ideally located for the local shops, parks and amenities in Old Mill Road and Belgrave Road which are approximately half a mile away. The home is close to the sea front with its palm bordered promenade, waterfront restaurants and beach, with a good choice of leisure and sport activities in the area including water sports, cricket, tennis, rugby, gyms and indoor swimming pools. For travelling and commuting, Torquay railway station is situated just off the sea front with regular services to Exeter, Bristol and London Paddington, and within a short drive there are main road links to Newton Abbot, Exeter and the M5.

Offered for sale with the benefit of no onward chain the flat comprises: Lounge/diner, Kitchen, double Bedroom with double doors onto a private paved terrace, inner Hallway and Bathroom. Outside, there is an allocated Parking space for the flat and separate visitors parking, and the communal garden is enclosed and lawned. The property also has a private paved terrace which runs alongside the flat.

The Accommodation Comprises:

From the communal garden, steps lead down to:

FLAT 12

Wooden door with inset obscure glazed panel opening to:

KITCHEN 10'10" x 6'5" (3.30m x 1.95m) Worksurface with inset stainless steel circular sink, drainer unit and storage cupboards below. Matching range of eye-level units. 4-Burner gas hob with stainless steel splashback and extractor hood above. Built-in oven. Wall mounted Worcester boiler. Space for fridge/freezer. Radiator.

INNER HALL Built-in cupboard with ample space for storage.

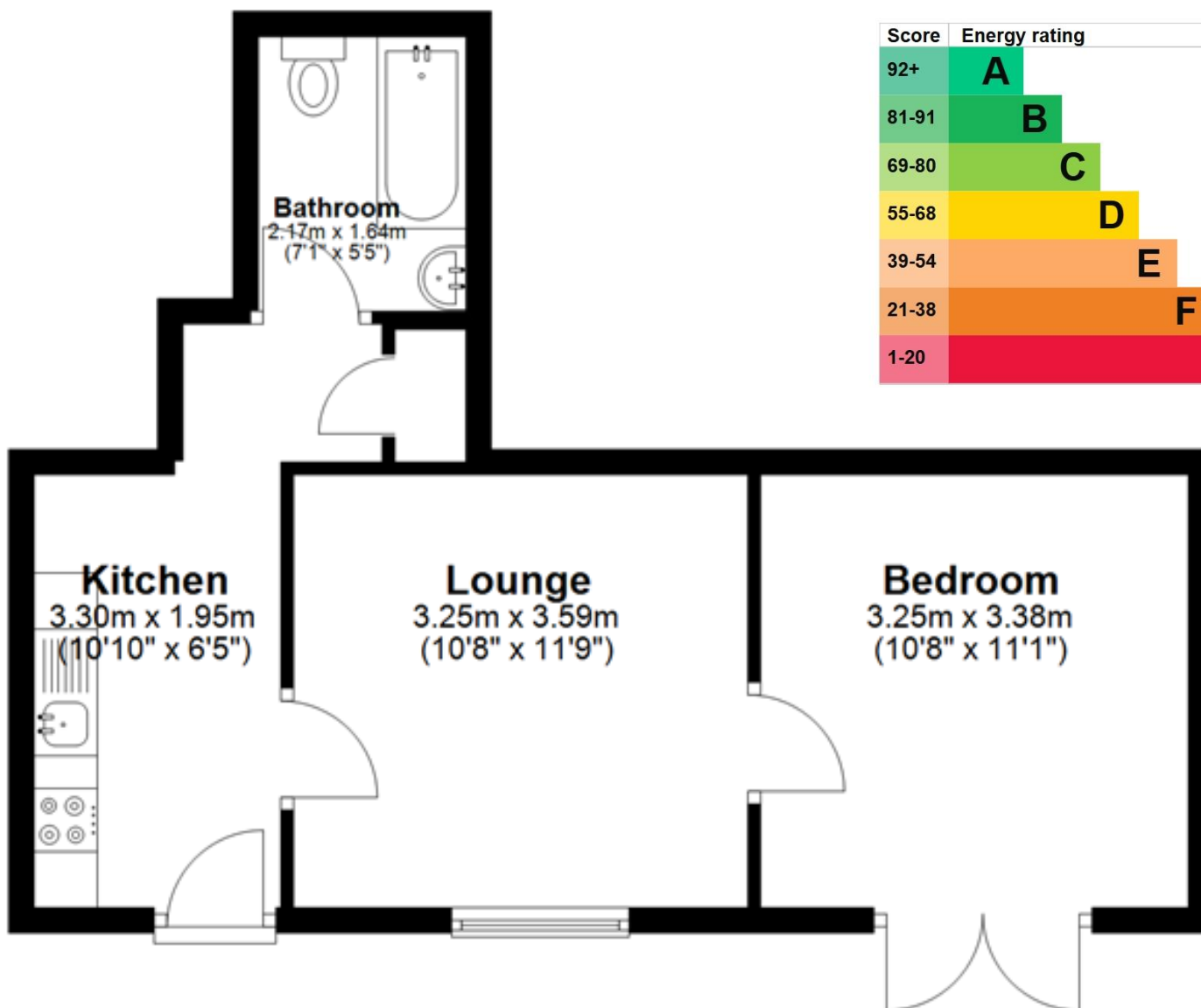
BATHROOM Panelled bath with tiled surrounds and shower attachment. Pedestal wash basin. Low level W.C. Extractor fan. Radiator.

LIVING ROOM 11'9" x 10'8" (3.59m x 3.25m) Glazed window to front. Radiator. Coved ceiling. Door to:

DOUBLE BEDROOM 11'11" x 10'8" (3.38m x 3.25m) Double opening wooden doors with glazed inset opening to terrace. Radiator. Coved ceiling.

OUTSIDE From Mill Lane a tarmac driveway leads to a good size parking forecourt, where there is an **ALLOCATED PARKING SPACE** for flat 12, and separate visitors parking. The Flat has the benefit of a paved terrace running alongside, with a raised painted wall and grass area, enclosed by fencing. The communal garden is lawned and enclosed by established hedging.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE – Leasehold
999 year lease from 1999
SERVICE CHARGE - £1345
COUNCIL TAX – Band A