

**SAMPLE
MILLS**



**Wheatridge Lane
Livermead
Torquay
Devon**

£295,000
LEASEHOLD





Wheatridge Lane, Livermead,
Torquay, Devon

£295,000 Leasehold

This well-presented 2 bedroom Apartment is situated within a purpose built development in the highly sought after Livermead area of Torquay and enjoys far reaching views over towards Torbay, Torquay sea front and the harbour beyond, and is also within walking distance of the sea front promenade. The picturesque village of Cockington, local shops and railway station are also all within a convenient distance.

The internal accommodation comprises entrance hall, a spacious lounge with access out to private patio and communal gardens, modern kitchen/breakfast room with built-in electric oven and hob, dining area, 2 double bedrooms, master en-suite shower room, plus a modern bathroom.

Further benefits include electric central heating, double glazing Glass Fibre for internet and broadband, attractive communal gardens, visitors' parking and a private lock-up garage in a block.

The Apartment benefits from its own private area outside, which is laid to astro turf with loose stone borders and outside lighting making it a relaxing spot with uninterrupted far reaching views.

Viewing is highly recommended to fully appreciate the accommodation this Apartment offers.



Communal Entrance

Door opening through to:

Entrance Reception Hall

Laminate flooring. Night storage heater. Built-in airing cupboard housing the tank and fitted shelving. Opening through to:

Dining Hall – 2.57m x 2.46m (8'5" x 8'1")

Laminate flooring. Spotlight points. Coving to ceiling. Telephone point. Glass Fibre for internet and broadband. Glazed door opening through to:

Lounge – 5.61m x 3.28m (18'5" x 10'9")

Wall mounted feature fireplace with electric fire. Night storage heater. TV point. Laminate flooring. Wall light points. uPVC double glazed sliding patio doors overlooking the communal gardens and enjoying far reaching views over towards Torbay, Torquay sea front and the harbour beyond.

Kitchen – 4.24m x 2.18m (13'11" x 7'2")

Inset single drainer sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring electric hob with extractor hood above. Built-in electric oven. Space for fridge/freezer. Plumbing for washing machine. Plumbing for dishwasher. uPVC double glazed window to side. Partly tiled walls. Spotlight points. Tiled floor.

Bedroom 1 – 4.27m x 3.18m (14'0" x 10'5")

Electric wall heater. uPVC double glazed window. Door to:

En-Suite Shower Room

Double shower cubicle with fitted shower. Inset wash-hand basin with cupboard space below and vanity unit over with inset lighting. Low level w/c. Shaver point. Extractor fan. Heated towel rail.

Bedroom 2 – 3.66m x 2.51m (12'0" x 8'3")

Electric wall heater. TV point. uPVC double glazed window to side. Built-in shelved cupboard.

Bathroom and w/c

Panelled bath with fitted shower. Inset wash-hand basin with cupboard space below and vanity unit over with inset lighting. Low level w/c. Heated towel rail. Extractor fan.

Outside

Double wrought iron gates at the front of the development open onto a large tarmac area with mature flower and shrub borders. There is visitors' parking, a communal bin store and access to a private lock-up garage in a block with light and power. The communal gardens are to both sides and to the rear, and are predominately laid to lawn and are well stocked with an abundance of flowers, shrubs and feature communal seating area.

The Apartment also benefits from its own private area outside, which is laid to astro turf with loose stone borders and outside lighting making it a relaxing spot with uninterrupted far reaching views over towards Torquay sea front, the theatre and the harbour and beyond.

Agents Note

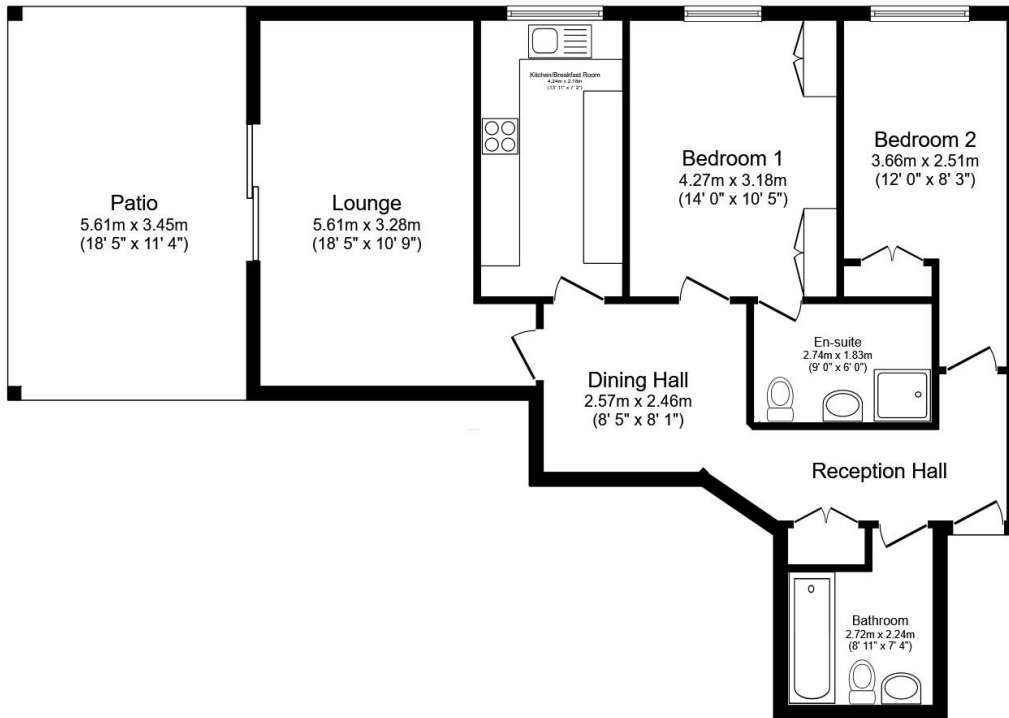
Council Tax Band: 'C' £1984.75 for 2024/25

EPC Rating: 'D'

Tenure: Leasehold (1/8 share of Freehold) - 199 years from 1988

Maintenance Charge: £600 p.a.





Floor Plan

Floor area 103.4 sq.m. (1,113 sq.ft.)

TOTAL: 103.4 sq.m. (1,113 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.