



6 Cleve Court, Ilsham Road, Torquay, Devon TQ1 2NS

A beautiful two bedroom, top floor apartment located in the heart of Wellwood. Local shops on your door step and lovely coastal walks are close by, including Meadfoot beach. Local bus routes to the town centre and Babbacombe are around the corner and excellent local restaurants are on the precinct. Sorry no pets. EPC Band: D. Tenant Fees Apply.

Newton Abbot 8 miles Exeter 23 miles Totnes 10 miles

- Desirable Wellwood Location
- Open Plan Kitchen/Lounge/Diner
- Walking Distance To Meadfoot Beach
- Allocated Parking
- Walking Distance To Local Amenities
- Council Tax Band: A
- Sorry No pets
- Deposit: £980.00
- 12 Months Plus
- Tenant Fees Apply

£850 Per Calendar Month

01803 866130 | rentals.southdevon@stags.co.uk



DESCRIPTION

A beautiful two bedroom, top floor apartment located in the heart of Wellswood. Local shops on your door step and lovely coastal walks are close by, including Meadfoot beach. Local bus routes to the town centre and Babbacombe are around the corner and excellent local restaurants are on the precinct.

The apartment is located in a small development and has allocated parking. Internally, the light and airy property throughout comprises of; entrance hall, open plan kitchen/living room with high quality kitchen, large bathroom, and 2 bedrooms.

SITUATION

Torquay is one of three beautiful towns, forming the sheltered Tor Bay and is renowned for the warm climate, clear bathing waters and clean air. The local beaches form a golden arc around the bay, with shingle coves scattered nearby.

The town provides a wonderful quality of life for its residents with excellent shopping, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay, with the marina providing excellent mooring facilities for luxury yachts and motor cruisers. The area provides many scenic walks along south Devon's coastal footpaths, with local golf courses also nearby.

ACCOMMODATION

COMMUNAL ENTRANCE HALL: Communal entrance door, stairs to the top floor

ENTRANCE HALLWAY: Cupboard housing fuse box, wall mounted electric heater, storage cupboard with immersion tank

BEDROOM 1: Double glazed window, built in mirrored wardrobes

BEDROOM 2: Single bedroom or great for a study. Glazed Velux window

BATHROOM: Pedestal wash hand basin, low level WC, panelled bath with electric shower overhead, tiled walls, wall mounted mirror, extractor fan

KITCHEN / LOUNGE / DINER: Double glazed window to front, double glazed Velux window to side, wall mounted electric heater, TV point, integral fridge and freezer, integral washer/dryer, four ring Halogen hob with oven under and extractor above, circular sink and drainer with mixer tap, under cupboard lighting and part tiled walls

OUTSDIE

Allocated parking.

SERVICES

Mains electric on a pre-paid meter, water and drainage. Council tax band A: Torbay District Council, Town Hall, Castle Circus, Torquay, Devon, TQ1 3DR. Tel: 01803 201 201. E-mail: fss@torbay.gov.uk

DIRECTIONS

From the Kents Pub in Wellswood continue down the hill and take the second right hand turning on to Cleve Terrace. Turn left and Cleve Court can be found directly in front of you. The parking for number 6 is on the right hand side, next to the wall.

LETTING

The property is available to let on an assured shorthold tenancy for 12 months plus, unfurnished. RENT: £850.00 pcm exclusive of all charges. Sorry no pets. £980.00 Returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

HOLDING DEPOSIT & TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.



Approximate Gross Internal Area = 53.5 sq m / 576 sq ft

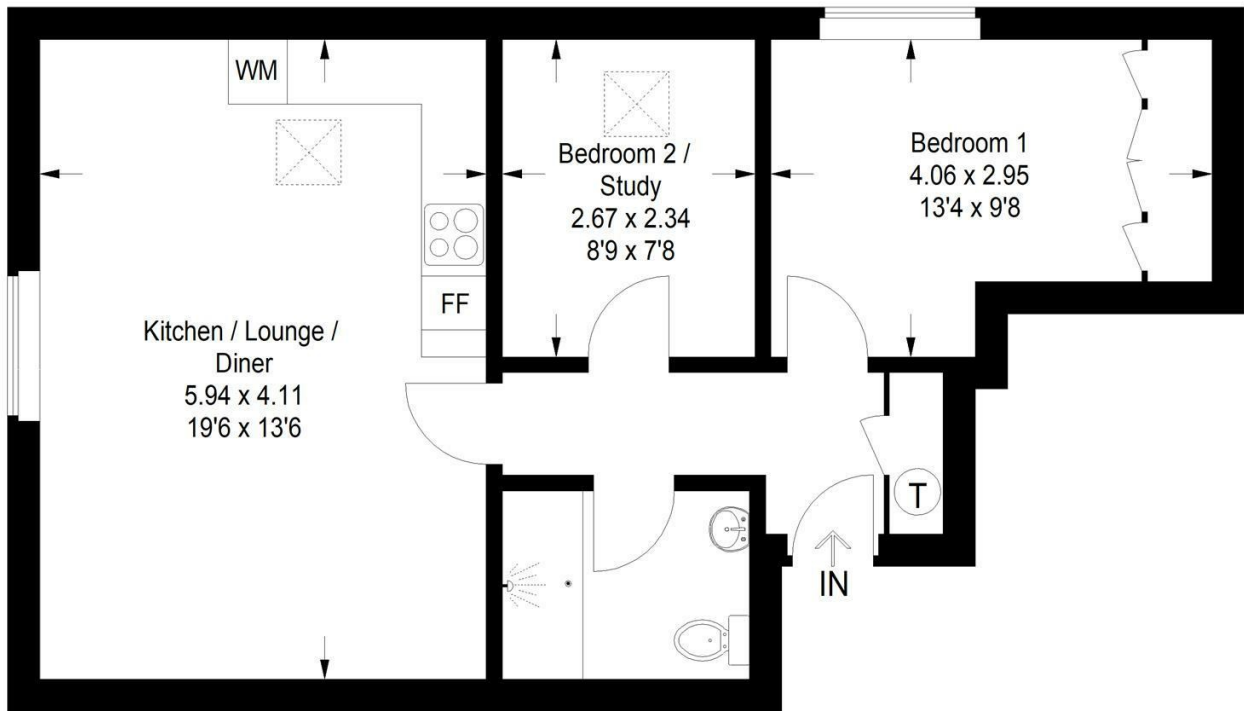


Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 817374)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN
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rentals.southdevon@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	92 plus) A		79
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		67	
England & Wales		EU Directive 2002/91/EC	