



Asheldon Road, TQ1 2ER
Torquay



Offers Over
£270,000

This is a Two-bedroom, first floor, former show home, retirement apartment built by Retirement property specialists Churchill. It is situated in a beautiful development in the popular Wellswood village area of Torquay which is one of the most sought-after residential districts in the area and enjoys a wonderful selection of independent shops, restaurants and amenities. The property also comes with furniture if required. Forever linked to the classic comedy Fawlty Towers as the building is situated on the site of the Gleneagles Hotel, of which the owner of was the inspiration for the character Basil Fawlty.

As you enter the apartment, your welcomed into the hallway with plenty of storage. The spacious lounge is bright and airy, perfect for relaxing and also has a Juliette balcony. Off the lounge is a modern fitted kitchen, comprising base, wall and drawer units, built in oven, inset sink with mixer tap, built in electric hob, fridge and freezer. Bedroom's 1 and 2 are spacious double rooms, with bedroom 1 also benefitting from a built-in wardrobe and Juliette balcony. Lastly is the W/C and the shower room complete with a corner shower cubicle, low level W/C and wash hand basin in the shower room and separate W/C and wash hand basin.

THE DEVELOPMENT HAS SOME GREAT EXTRA FACILITIES

- Owners' Lounge and coffee bar with communal Wi-Fi.
- Video entry system
- Intruder alarm
- 24-hour support system provided by a digital call system
- Free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Lift to all floors
- Guest Suite with shower room for visitors
- Online shopping service for groceries available through the Lodge Manager
- Refuse room
- Secure door entry system to the main entrance
- Buggy storage
- Fully maintained external areas





STAR POINTS

- First Floor Apartment
- Communal Garden
- Owners Lounge & Coffee Bar
- Emergency Alarm System
- Fitted Bathroom & Kitchen
- Integrated Appliances
- Off-Street Parking
- On Site Manager
- Close to Amenities
- Double Glazing

ADDITIONAL INFORMATION

Tenure - Leasehold (117 years remaining)

- Lease allows sub-lets, holiday lets and pets with permission
- age restricted for people aged 65+

Ground Rent - £300 pa

Service Charge - £5,700 pa

Council Tax Band - D

For prices & more information about Council Tax go to: <https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC – B

Tree in the car park has a preservation order.

There is NOT water meter at the property.

Check broadband Availability at Openreach Fibre Checker. <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

SERVICE CHARGE PAYS FOR:

- building insurance
- water rates
- communal areas up-keep
- Lodge manager
- external maintenance of building
- contribution to contingency fund
- Shared driveway
- gas heating

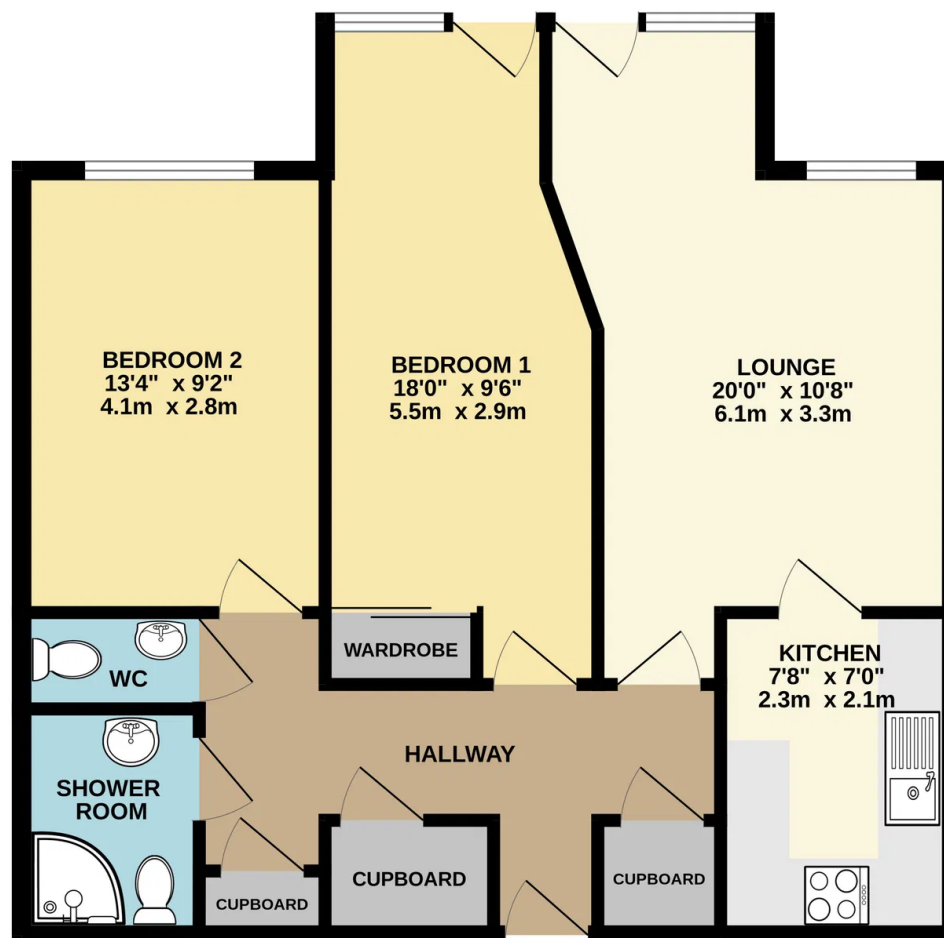
DIRECTIONS

What 3 Words: rides.singer.minus

Sat-Nav: TQ1 2ER



FIRST FLOOR



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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