



## Knebworth Court, 44, Petitor Road, Torquay, TQ1 4QF

Located in one of St. Marychurch's most desirable cul-de-sacs is a superb 2 bed first floor apartment. Backing on to the fairways of Torquay Golf Club and enjoying delightful rural views; keen golfers will appreciate the club house being a minute walk away and for non-golfers, beyond this is St Marychurch shopping precinct, populated with boutique shops, supermarkets, cafes and public houses. This well presented flat enjoys a quiet spot within the road and offers two double bedrooms, plus a modern shower room and 2 WC's. There is a well appointed kitchen and main feature is the excellent lounge/diner which is a bright and airy room, with French doors allowing uninterrupted views across the golf course. Similar views are also available from both bedrooms. The flat comes with an allocated parking space and a decent single garage with power and lighting. Communal gardens are for all residents enjoyment.

**Asking Price Of £285,000**

- FOUR BEDROOMS
- DETACHED HOUSE
- QUIET CUL-DE-SAC
- GARAGE
- SOUGHT AFTER AREA
- LANDSCAPED GARDEN

## COMMUNAL ENTRANCE

Stairs and stair lift to first floor. Private front door.

## HALLWAY

There is a reception area with window, plus store cupboard and coat cupboard. Approaching the shower room is an airing cupboard housing an Ideal gas boiler.

## LOUNGE/DINER - 4.3m x 3.9m (14'1" x 12'9")

A stunning room having triple aspect windows and French doors with a Juliette balcony, offering relaxing views over the golf course from the comfort of your armchair! There is a decorative polished stone fireplace with electric fire plus TV point and radiator. The dining area will easily accommodate a 4-6 seater table plus book shelves, desk etc.

## KITCHEN - 2.9m x 2.2m (9'6" x 7'2")

A well appointed kitchen having a range of matching wall and base units. Space for cooker and washing machine. Integrated dishwasher and fridge freezer. Double glazed window. Grey composite sink unit.

## BEDROOM ONE - 10.6m x 11.1m (34'9" x 36'5")

A double bedroom with white fitted full width wardrobes, dressing table. TV point. Double glazed window. Radiator. Superb open views across the golf course.

## BEDROOM TWO - 9.8m x 11.1m (32'1" x 36'5")

Another double bedroom with views across the golf course. Double glazed window. Radiator.

## SHOWER ROOM/WC

Re-fitted with a modern white suite, comprising glazed shower cubicle with chrome mains fed shower, with body spray and drench head. Close coupled WC. Vanity unit with wash hand basin and illuminated mirror over. Chrome ladder radiator. Tiled walls.

Address Knebworth Court,  
44, Petitor Road, Torquay, TQ1 4QF

Tenure 'Leasehold' with 1/4 ownership of  
Freehold

Council Tax Band 'B'

EPC Rating 'C'

## Contact Details

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

enquiries@taylorsestates.co.uk  
01803 201904



## SECOND WC

A white suite having a WC and wash hand basin, with vanity unit. Illuminated mirror. Chrome ladder radiator. Part tiled walls.

## OUTSIDE

Knebworth stands in it's own grounds with communal gardens for all residents.

## PARKING

The flat has an allocated parking space next to a single garage. The garage has eaves storage, power and lighting.

LEASEHOLD 1/4 share of freehold. SERVICE CHARGE £900p.a NO PETS. NO LETTING. NO HOLIDAY LETTING.

Material Information



Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.