

CHRISTOPHER SCALES
exp uk



Wellwood, Torquay

£149,950

Enjoy contemporary living in this well-presented top-floor apartment, featuring a delightful balcony offering open views and the added benefit of undercover parking.

Accessed via a communal entrance with either stairs or a lift, once inside, an inviting L-shaped reception hall features practical storage solutions. The spacious sitting/dining room enjoys natural light with two windows and large sliding doors to the private balcony, with uninterrupted views over the surrounding area. The modern integrated kitchen is thoughtfully designed with integrated appliances. The apartment boasts a comfortable double bedroom and a well-appointed bathroom. Further benefits include double glazing and electric heating, whilst Ilsham House itself offers a communal residents lounge for gatherings, laundry room, storage space and clothes drying area.

Wellwood is widely regarded as one of Torquay's most desirable residential areas, known for its leafy surroundings, elegant period properties and village-style atmosphere. The area offers a selection of independent cafés, restaurants and shops centred around Wellwood Village, whilst also being within easy reach of Torquay Harbour, Meadfoot Beach and the South West Coast Path. Combining coastal lifestyle with convenience, Wellwood remains highly sought after for its character, community feel and access to some of the finest scenery within Torbay.

THE ACCOMMODATION COMPRISES, Communal entrance with stairs and lift to top floor, door to:

L SHAPED RECEPTION HALL Pendant light points, vertical radiator, tiled flooring, storage cupboards with shelving and hanging rail, consumer unit. Airing cupboard housing the hot water cylinder, door to:

SITTING/DINING ROOM - 4.72m x 3.28m (15'6" x 10'9") Pendant light points, UPVC double glazed windows with open Outlook over the surrounding area, TV connection point, radiator, tiled flooring, UPVC double glazed sliding doors opening to:





BALCONY Laid to timber decking with block wall and railing surround, open outlook over the surrounding area, outside light.

KITCHEN - 2.82m x 2.21m (9'3" x 7'3") Maximum measurements. Spotlights, UPVC double glazed window with open outlook. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surrounds, wall cabinets, integral fridge freezer, integral washing machine and dishwasher, tiled flooring, kickboard lighting.

DOUBLE BEDROOM - 3.71m x 2.92m (12'2" x 9'7") Pendant light point, UPVC double glazed window open outlook, radiator.

BATHROOM/WC - 2.44m x 1.73m (8'0" x 5'8") Light point, extractor fan, heated towel rail. Comprising bath with central taps and electric shower over, vanity unit with inset wash hand basin, WC, tiled walls and floor.

USEFUL INFORMATION

Tenure – LEASEHOLD 199 years from 19/05/1988

Service Charge - £1740 per annum to inc Water Rates

Age - 1980's

Heating - Electric heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

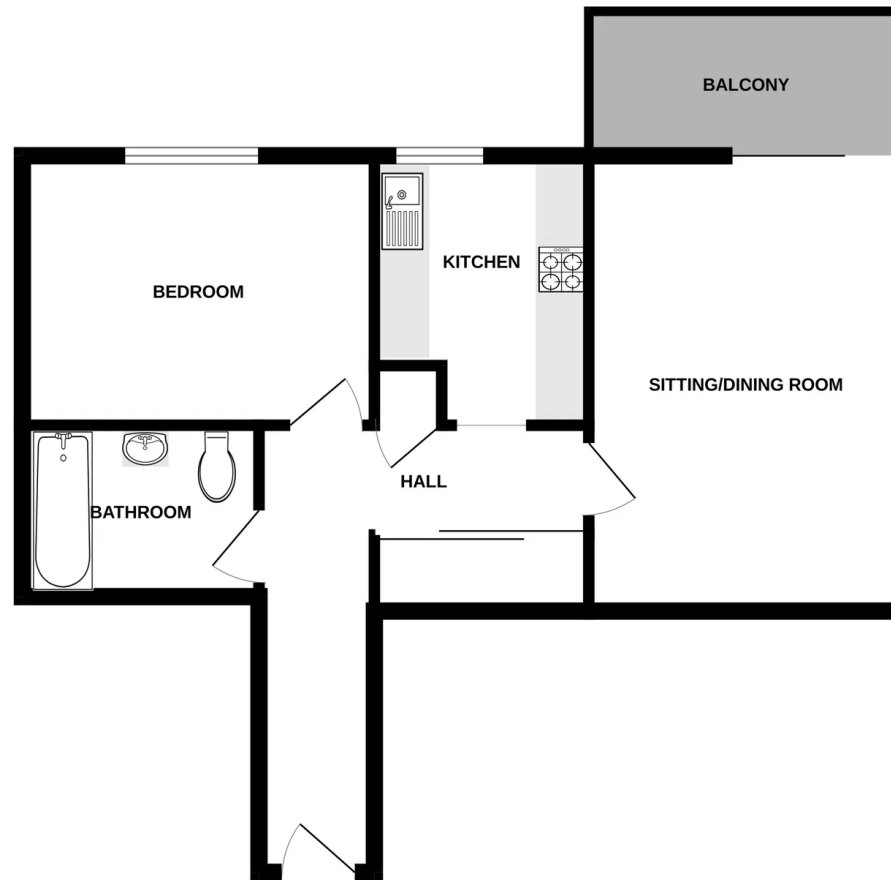
EPC Rating - F/35 - Potential C/79

Broadband - 1800

Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 4



GROUND 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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CHRISTOPHER SCALES

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