



Kents Road

Wellswood, Torquay

£132,500 Leasehold

- RECEPTION HALL
- SITTING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- COMMUNAL GARDENS
- ALLOCATED PARKING SPACE PLUS VISITORS PARKING
- EPC – E
- CHAIN FREE

Set in a prominent position in the heart of leafy Wellswood this well-presented one bedroom GROUND FLOOR APARTMENT forms part of a converted Victorian Villa set in beautifully tended lawned communal gardens. The property provides bright, well-proportioned and tastefully presented accommodation enjoying lofty ceiling heights and lovely sash windows, retaining some of the period charm reminiscent of the buildings era.

A host of shops, restaurants, pub, primary school and church are found just stone's throw away, which together retain the thriving 'village' ambience of Wellswood. Scenic walks can also be enjoyed locally through wooded Ilsham Valley to Meadfoot Beach, with a regular bus service found on nearby Babbacombe Road.

Kents Road

Wellswood, Torquay, TQ1 2NL

OWNER INSIGHT

"When seeking my new home I chose Amberley Court because of the convenience of its location. It is within a reasonable walk of Torquay seafront and town centre, with the local parade of shops in Wellswood offering everything needed on a daily basis, the Kents pub almost at the end of the road and the historic Kents Cavern a short distance beyond. I have visited all of these a lot during my time living here as well as enjoyed regular walks down through the picturesque Ilsham Valley to the scenic Meadfoot Beach beyond and shall really miss them when I make my move, although will take lots of lovely memories of my time in Torquay with me!"

"Having viewed a number of properties when seeking my new home, I was immediately drawn to this particular apartment as it is light, bright and airy with a lovely dual aspect, with a small opaque window drawing even more light from a third side. Having thoroughly enjoyed my time living here I feel that it is now the right time for me to move on and let somebody else enjoy the benefits of living here at Amberley Court"

STEP INSIDE

From the residents car park steps lead the communal entrance porch with letter boxes from where a security operated door opens to the communal hall. A private front door opens to the RECEPTION HALL with lofty coved ceiling, security intercom system and airing cupboard.

The SITTING/DINING ROOM is a bright, double aspect room with large windows to the rear and obscure glazed window to the side. Lofty coved ceiling and wall mounted pebble effect electric fire. The KITCHEN is fitted with a range of white high gloss fronted units and granite effect working surfaces with inset sink unit. Fitted Zanussi electric oven, four ring electric hob with filter hood over, provision for washing machine and dishwasher. Lofty coved ceiling, ceramic tiled floor and large sash window overlooking the front approach. Bright DOUBLE BEDROOM with large sash window overlooking the front approach, lofty coved ceiling and built-in double wardrobe with mirror sliding door. BATHROOM with white suite of panelled bath with hand held shower mixer taps, wash hand basin and WC. Part wainscot panelling to walls, lofty coved ceiling, ladder style heated towel rail, built-in storage cupboard and obscure glazed window.

STEP OUTSIDE

The communal gardens are beautifully maintained and face a southerly aspect with level lawn and seating areas with a variety of shrubs and is screened from the road giving a good degree of privacy. The car park with in and out driveway for vehicles is arranged with allocated parking spaces for the residents and visitors space. A pathway leads to a dustbin storage area. To the rear of the development is a residents drying area and communal storage room.





ADDITIONAL INFORMATION

Storage Heating
Length of Lease: 199 years from 1988
Maintenance: £132.59 per month
Council Tax Band - A (Torbay Council)

OUR AREA

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ1 2NL. From our office in St Marychurch turn right at the traffic lights onto Babbacombe Road. Progress for approximately one mile through Babbacombe, heading towards Wellswood. On reaching St Matthias Church turn next left into Ilsham Road and directly right into Higher Erith Road (keeping the Kents Pub on your left). Turn first left into Kents Road and Amberley Court is the first building on the right hand side.

The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

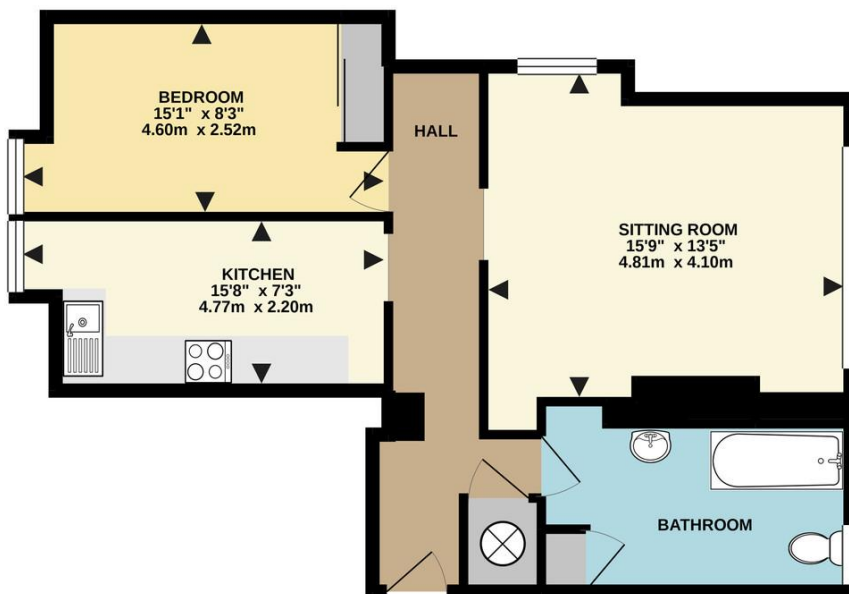
01803 328899
property@johnlake.co.uk

LETTINGS

01803 328811
office@johnlakelettings.co.uk



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 sq.m.) approx.
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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