

CHRISTOPHER SCALES

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**Wellwood, Torquay**

**£99,950**

To arrange a viewing, when calling please quote CS1097.

The property comprises a ground floor apartment situated in a retirement development in the very sought after Wellswood area of Torquay.

Glenside Court comprises 31 apartments, with a minimum age requirement of 60 years. The development offers peace of mind with an onsite manager and there are communal facilities including a garden and parking. The accommodation briefly comprises an entrance hall, sitting/dining room, kitchen, double bedroom, shower room/WC and a large sun terrace.

Wellswood is a very sought after location in Torquay with a superb range of day to day shops and convenience stores, restaurants, cafes and bars, a primary school and is on a main bus route linking the remainder of Torbay. Nearby Meadfoot offers a stunning seafront and beach, a large green space and woodland walks.

**The accommodation comprises:** Communal entrance with level access to the apartment.

**ENTRANCE HALL** - 1.7m x 1.63m (5'7" x 5'4") Coved and textured ceiling with pendant light point, smoke detector, emergency pull cord, secure door entry intercom system, telephone point, storage cupboard with shelving and housing the consumer unit, airing cupboard housing the hot water cylinder, doors to:

**SITTING ROOM** - 3.96m x 2.57m (13'0" x 8'5") Coved ceiling with pendant light point, UPVC obscure glazed window to side, emergency pull cord, TV connection point, night storage heater, UPVC double glazed door opening onto a large patio, archway to:

**KITCHEN** - 2.16m x 1.7m (7'1" x 5'7") Textured ceiling with strip light, UPVC double glazed window. Fitted kitchen comprising base units with work surfaces over, inset circular sink and drainer with mixer tap over, matching wall cabinets, space for electric cooker, space for upright fridge freezer, space and plumbing for washing machine.





**BEDROOM** - 2.84m x 2.57m (9'4" x 8'5") Coved ceiling with pendant light point, UPVC double glazed window to side, emergency pull cord, night storage heater.

**SHOWER ROOM/WC** - 1.88m x 1.7m (6'2" x 5'7") Walk-in shower enclosure with electric shower, pedestal wash hand basin with tiled splashback, low-level WC, heated towel rail, extractor fan.

### **OUTSIDE**

Outside there is a large enclosed patio accessed from the sitting room which overlooks the well maintained communal gardens.

### **USEFUL INFORMATION**

Tenure – LEASEHOLD 99 years from 01/08/1987

Service Charge - £3700 per annum

Age - 1980's

Heating - Electric heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band A

EPC Rating - B/81 potential - B/82

Broadband - To be confirmed

Mobile - To be confirmed



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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