

CHRISTOPHER SCALES

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**Higher Erith Road, Wellwood, Torquay**

**£250,000**

Occupying an enviable position in the highly sought after Wellswood area, this spacious penthouse apartment offers three bedrooms, comfortable living spaces, and the added luxury of a private sun terrace with impressive sea views across Torquay Harbour and seafront.

Accessed via a communal entrance, a staircase leads up one floor to the apartment. Once inside, an entrance hall opens into the spacious dining room and in turn the sitting room with sliding doors opening onto the sun terrace. The kitchen offers a light, bright space with integrated appliances. The apartment features three bedrooms, bedroom one with a separate WC for convenience and an attractive arched window with views over Wellswood and Lyme Bay, complemented by fitted wardrobes. Bedroom two also benefits from an arched window with views across Wellswood and some sea glimpses over Lyme Bay. The apartment also benefits from a utility room and allocated parking.

Wellswood is a very sought after suburb offering excellent facilities including a high street with day to day shops, a post office, restaurants, cafes and a deli. There is a well regraded primary school and the area is served by a bus route linking Babbacombe & St Marychurch and also Torquay Harbourside and town centre. Nearby Meadfoot offers a seafront and beach with an open green space and woodland walks.

**THE ACCOMMODATION COMPRISES**, Communal entrance with staircase to top floor, door to:

**ENTRANCE HALL** - 2.41m x 0.89m (7'11" x 2'11")

Textured ceiling with light point, door to bedroom three, door to:

**SITTING ROOM** - 6.48m x 4.22m (21'3" x 13'10") Maximum measurements. Coved ceiling with light point, radiator with thermostat control, TV connection point, UPVC double glazed sliding doors opening onto private sun terrace, archway to:

**DINING ROOM** - 4.75m plus recess x 3.99m (15'7" x 13'1") Coved and textured ceiling with light point, velux window, radiator with thermostat control, double doors to:

**KITCHEN** - 3.33m x 2.84m (10'11" x 9'4")

Inset spotlights, UPVC double glazed window, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for electric cooker, tiled surrounds, wall cabinets, integral fridge/freezer, integral dishwasher.

**SUN TERRACE** - 4.85m x 3.33m (15'11" x 10'11")

With part glazed balustrade and far reaching views across Wellswood including views of Torquay Harbour and seafront. Access to utility room.

**UTILITY** - 3.61m x 1.83m (11'10" x 6'0")

Sloping ceilings, light point, space and plumbing for washing machine, space for tumble drier, wall mounted boiler.





**BEDROOM ONE** - 4.32m x 4.01m (14'2" x 13'2")

Textured ceiling with pendant light point, attractive arched UPVC double glazed window with views over Wellswood including Lyme Bay, radiator with thermostat control fitted wardrobes and matching bedroom furniture, storage cupboard, door to:

**WC** - 1.5m x 1.27m (4'11" x 4'2") Strip light, wall mounted wash hand basin, WC.

**BEDROOM TWO** - 4.8m x 2.57m plus recess (15'9" x 8'5") Textured ceiling with pendant light point, UPVC double glazed arched window with views across Wellswood including some sea views over Lyme Bay, radiator a thermostat control, storage cupboard with hanging rail.

**BEDROOM THREE** - 2.69m x 2.36m (8'10" x 7'9")

Light point, velux window, radiator with thermostat control.

**BATHROOM/WC** - 2.92m x 2.39m (9'7" x 7'10")

Light point, extractor fan. Comprising corner bath with shower over, pedestal wash hand basin, WC, radiators with thermostat controls, tiled walls, strip light and shaver socket.

**USEFUL INFORMATION**

Tenure - Leasehold 199 years fro 23/07/1984

Age - To be confirmed

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - D

EPC Rating - C/77 Potential C/77

Broadband - To be confirmed

Mobile - To be confirmed

Service Charge £2016 per annum (2025/2026) inc Ground Rent



# 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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