



Foxlands, York Road, Torquay, TQ1 3RZ

Taylor's are pleased to offer this 2 bedroom first floor apartment for sale. Conveniently positioned being within walking distance of both St Marychurch and Babbacombe shopping areas and also of the beautiful coastal walks along Babbacombe Downs and sandy beaches. The property offers two large double bedrooms, the master being en-suite, with a lounge/diner, main bathroom and kitchen/breakfast room with utility room off. There is also a large sun balcony accessed from the lounge. Foxlands is set within its own grounds with communal garden area and car park. No onward chain. Viewing recommended!

Asking Price Of £175,000

- PURPOSE BUILT APARTMENT
- 2 DOUBLE BEDROOMS
- DOUBLE GLAZED/CENTRAL HEATING
- ENSUITE
- PARKING
- COMMUNAL GARDENS

Communal entrance reception area with stairs or lift leading to the first floor. Private front door to apartment.

Hallway

A long hallway with entry intercom, fuse box, radiator and telephone point. Large walk-in airing/store cupboard housing hot water cylinder with ample room for vacuum cleaners, ironing board etc.

Lounge/Diner 5.7 m x 3.5 m max

A good sized room with double glazed sash style window overlooking the balcony. Two radiators. TV and phone points. Spotlights to ceiling. Double glazed French doors leading to:

Balcony

A large decked sun balcony overlooking York Road and the surrounds. Courtesy lights.

Door from lounge to :

Kitchen/Breakfast Room 3.5 m x 2.5 m max

Fitted with a range of wood grain effect wall and base units with integrated oven, hob and cooker hood. There is also an integrated dishwasher and fridge freezer. Glowworm gas boiler for central heating and hot water. Space for table and chairs. Radiator. Double glazed sash style window overlooking the balcony. Door leading to:

Utility Room

With plumbing for washing machine. Work surface area and radiator.

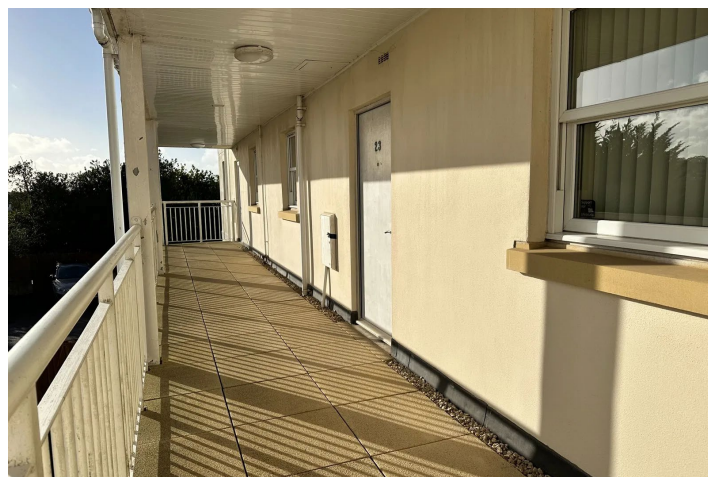
Bedroom one 3.8 m x 3.8 m max

A good size double bedroom having a double glazed sash style window overlooking the gardens of the complex.

Radiator. TV and phone points. Door to:

Ensuite Shower Room

Fitted with a white suite comprising shower cubicle with main fed shower, wash basin and WC. Tiled floor and walls. Ladder style radiator.



Bedroom two 3.8 m x 3.3 m max

Another generous double bedroom with double glazed sash style window overlooking the gardens. Radiator. Built-in mirror fronted wardrobe. TV and phone points.

Bathroom

Fitted with a white suite comprising bath with shower attachment over, washer basin and WC. Tiled floor and walls. Shaver point. Ladder style radiator.

Outside

There are lawned communal gardens.

Dust bin area

Parking

Space to park one car.

Leasehold 999 years from August 2007

Service charge for 2025 £2394.91

This includes:

Communal Cleaning

Window Cleaning

Bin Cleaning

Gutters

Communal electricity

Lift maintenance

Buildings Insurance

General building maintenance

Reserve fund for future repairs

Ground Rent None

Pets with consent from landlord

Address Foxlands, York Road,
Torquay, TQ1 3RZ

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'B'

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk

01803 201904



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.