



## Foxlands, York Road, Torquay, TQ1 3RZ

Taylors 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. Gloworm 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**

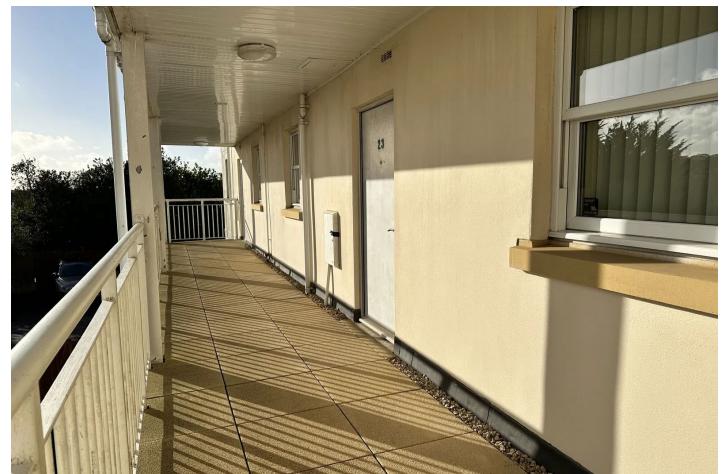
With plumbing for washing machine. Work surface area and radiator.

### **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**

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