



Higher Erith Road, Torquay

Offers in the Region of **£80,000**



This spacious ground floor retirement apartment is being offered for sale with NO ONWARD CHAIN and is located in the sought after village of Wellswood with its array of local shops and public transport, all within a short walk from Ilsham Valley and Meadfoot beach beyond.

An access ramp leads up to the communal main entrance with entry intercom system, wardens desk and lift. The private main entrance is found on the ground floor and opens into the reception hall with two storage cupboards. The lounge/diner benefits from a decorative mantelpiece and door with ramp leading out to a private patio area with steps leading to the front of the building and pathway to the rear communal garden. The kitchen is fully equipped with wall, base and drawer units with inset four ring electric hob, plumbing for automatic machine and space for under counter fridge and freezer. The spacious double bedroom benefits from two built-in wardrobes. Lastly is the wet room with electric shower, pedestal wash basin and low level WC. The property is also fitted with multiple pull alarms in each room for medical emergencies. It will alert the warden or a private company during unmanned hours. There is also a useful storage area with private storage cupboards designated to each apartment on the ground floor.

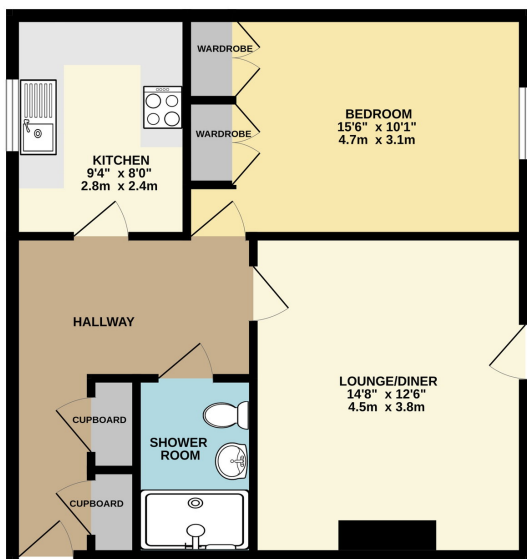
Outside, to the front of the building there is an allocated parking space for one vehicle. The sunny communal garden at the rear is predominantly laid to lawn with mature trees and shrubs throughout.

STAR POINTS

- Ground Floor Retirement Apartment
- NO ONWARD CHAIN
- Wet Room
- Spacious Lounge/Diner
- Private Patio
- Sunny Communal Garden
- Allocated Parking Space
- Fantastic Location
- On-site Warden
- Private Storage Cupboard



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cupboards 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan CS&A

ADDITIONAL INFORMATION

Tenure – Leasehold (60 years remaining)

Ground Rent - £43.75 quarterly

Service Charge - £4,101.70 pa

Council Tax Band - B

For prices & more information about Council Tax go to: <https://www.torbay.gov.uk/council-tax/>

Local Authority – Torbay Council

EPC – D

Retirement flat for people aged 55+

There is NOT a water meter at the property.

Water rates are included in the Service Charge.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

DIRECTIONS

What 3 Words: bleak.epic.venue

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