



LOWER ERITH ROAD
TORQUAY

H S Owen
Estate Agents

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This spacious Three Double Bedroom Apartment occupies the entire top floor of an elegant Victorian Villa which is set in a fantastic position in Wellswood Torquay and is in walking distance to Torquay Harbour and promenade along with an array of shops in Wellswood and Torquay Town centre. The beautifully presented Victorian first floor apartment is situated in the popular location of the Wellswood Torquay. The accommodation comprises of three double bedrooms one of which is a generous master en-suite bedroom. There is a modern bistro style kitchen/breakfast room with Neff appliances fitted and the additional benefit of a separate utility/store room. The large period style open plan lounge/dining room has plenty of light from three the large windows and has retained the period features including two fireplaces, cornicing and picture rails. Along with the en-suite shower room there is a main bathroom with a roll top bath and a feature stained glass window. The three double bedrooms are set on different levels in the apartment and are all good sizes with large windows allowing an abundance of light. The property has its own entrance on the ground floor level which leads you to a stunning split level hallway with a stained glass roof light and allows access into each of the elegant rooms offered in this period apartment. Outside there is allocated parking in the driveway and has a small walled private courtyard area.

Entrance Hallway

Private entrance with a period wooden and glazed door leading to an attractive stairway to the first floor. Sash window to the side elevation. Period cast iron radiator.

Hallway

Split level landing with stained glass roof light. Picture rails. Dado rail. Coving. Ceiling rose. Two wall mounted radiators.

Sitting Room 19' 3" x 14' 9" (5.86m x 4.49m)

Two large sash windows to the side and rear elevation. Open stone fireplace with wooden surround. Cornicing. Picture rail. Two wall mounted radiators. Opening to the Dining Room.

Dining Room 12' 6" x 14' 9" (3.81m x 4.49m)

Sash window to side elevation. Fireplace with wooden surround. Cornicing. Picture rail. Wall mounted radiator. Karndean flooring.

Kitchen/Breakfast Room 11' 10" x 12' 3" (3.60m x 3.73m)

Sash window to side elevation. Matching base units with square edge wooden work tops fitted above. Dado rail. Coving. Neff hide and slide fa assisted oven. Neff electric hob with extractor fitted. Space for washing machine and fridge freezer. Wooden wall shelving. Engineered oak flooring. Ideal Logic gas boiler. Wall mounted radiator.





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Master bedroom 12' 1" x 16' 1" (3.68m x 4.90m)
Sash window to rear elevation. Sash window to side elevation. Ceiling rose. Cornicing. Wall mounted radiator. Door leading to En-Suite.

En-suite

Shower cubical with electric rain and power shower fitted. Glass wash hand basin. Low level WC. Vinyl flooring. wall mounted radiator. Arched sash window to side elevation.

Bathroom

Roll top bath with gold period style mixer tap and shower attachment. Low level WC. Vanity unit with glass wash hand basin. Stained glass feature window. Vinyl flooring. Wall mounted radiator.

Bedroom Two 12' 6" x 14' 9" (3.81m x 4.49m)

Sash window to side elevation. Cornicing. wall mounted radiator.

Bedroom Three 13' 1" x 9' 3" (3.98m x 2.82m)

Two sash windows to side elevation. Wall mounted radiator.

Store

Sash window to side elevation. Wall mounted radiator. Coving. Wooden flooring. Plumbing.

Outside

Allocated parking in the driveway. Small walled courtyard accessed through a private gate at the front of the building.





H. S. Owen
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General Services:

All mains services are believed to be connected to the property.

Local Authority:
Torbay Council

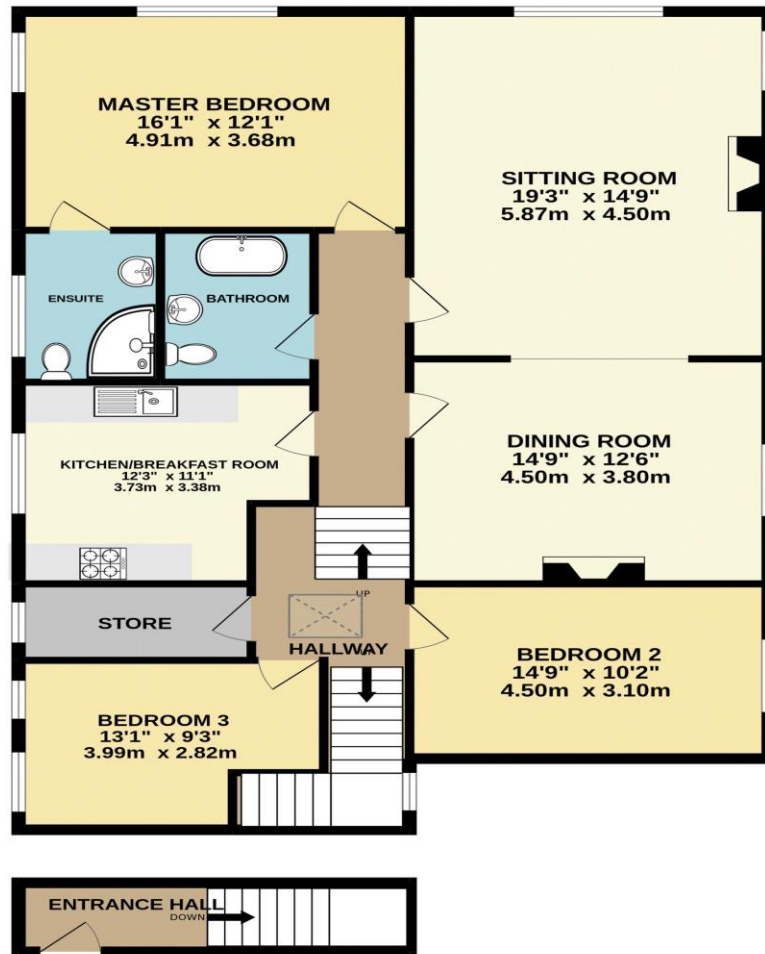
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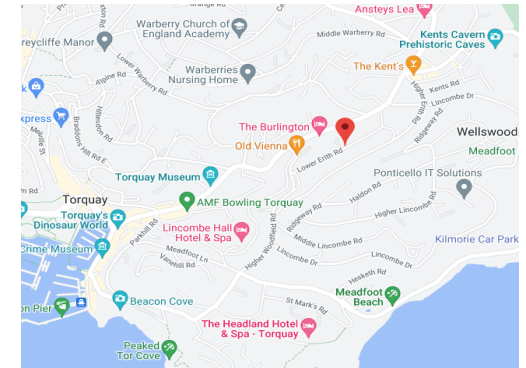
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GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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