



Taylor's
sales & lettings

Guide Price £190,000 - £200,000

Old Torwood Road,
Torquay, TQ1 1PP

A beautifully appointed and exceptionally well presented two bedroom apartment, combining luxury with an enviable location close to Torquay Harbourside and the sought after village of Wellswood. Occupying a desirable position within an attractive and well maintained purpose built development, this impressive apartment has been comprehensively presented to a high modern standard, offering stylish and versatile accommodation ideally suited to both permanent living and a luxury coastal retreat. The property opens into a superb open-plan living and entertaining space, designed to maximise both natural light and modern living. The contemporary kitchen is seamlessly integrated with the living area and features a stylish breakfast bar, creating an elegant yet sociable environment for entertaining or relaxing. From the living space, doors open onto a private balcony, providing an attractive extension of the living accommodation. There are two generous double bedrooms, with the principal bedroom benefiting from a beautifully appointed en-suite, complemented by a further modern family bathroom. Externally, the property is particularly well served, with private parking and an exceptionally large tandem garage, offering outstanding additional storage and considerable versatility. Further benefits include gas central heating, lift access and convenient pedestrian access towards Babbacombe Road.



ENTRANCE HALL Wall mounted radiator. Cupboard. Telephone entry system. Large storage cupboard.

OPEN PLAN LIVING ROOM/KITCHEN - 2.99m x 8.73m (9'9" x 28'7") Fitted kitchen with wall and base units. Fitted work tops. Breakfast bar. Dishwasher. Sink with drainer. Space for fridge/freezer. Washing machine. Double glazed door to balcony.

BEDROOM ONE - 2.66m x 3.91m (8'8" x 12'9") Double glazed window. Wall mounted radiator. Built in wardrobe.

ENSUITE Low level WC. Wash hand basin. Shower cubicle.

BEDROOM TWO - 2.56m x 2.97m (8'4" x 9'8") Double glazed window. Wall mounted radiator.

BATHROOM Panelled bath with shower over. Low level w.c. Wash hand basin. Wall mounted radiator.

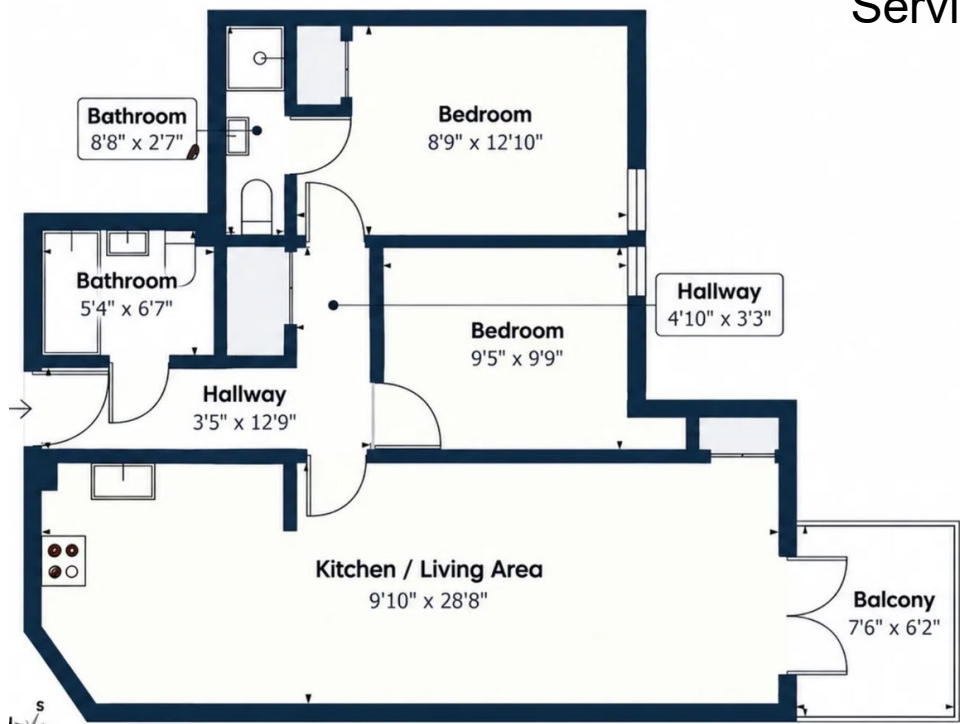
LARGE TANDEM GARAGE - 11.4m x 2.8m (37'4" x 9'2")

MATERIAL INFORMATION

Tenure: Leasehold

Length of lease: 974 years remaining. Started in 2001 with a lease of 999 years.

Service Charge: £2,020.00 per year



Address 'Old Torwood Road, Torquay, TQ1 1PP'

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '77 | C'