



Amberley Court

Kents Road, Wellswood, Torquay

£120,000 Leasehold

- RECEPTION HALL
- SITTING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- BEAUTIFUL COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- EPC – F
- CHAIN FREE

Set in a prominent position in the heart of leafy Wellswood this well-presented one bedroom FIRST FLOOR APARTMENT forms part of a converted Victorian Villa set in beautifully tended lawned communal gardens. The property provides bright, well-proportioned and tastefully presented accommodation enjoying lofty ceiling heights and lovely sash windows, retaining some of the period charm reminiscent of the buildings era.

A host of shops, restaurants, pub, primary school and church are found just stone's throw away, which together retain the thriving 'village' ambience of Wellswood. Scenic walks can also be enjoyed locally through wooded Ilsham Valley to Meadfoot Beach, with a regular bus service found on nearby Babbacombe Road.

Amberley Court

Kents Road, Wellswood, Torquay, TQ1 2NL

SELLERS INSIGHT

"My mother chose Amberley Court as primarily it is in such a good position with all of the rooms being of a good size and light and airy. She also appreciated the convenience of the location as being retired she realised the day would come when she would not be able to drive and Wellswood has everything you could need without having to visit the town, with a good smaller supermarket, post office and newsagents, a fabulous independent patisserie and bakery plus a wonderful deli."

"There is a really good community spirit in Wellswood many social groups, good cafes and restaurants and a real community pub, all of this plus an excellent bus service to Torquay, Paignton, Brixham, Dawlish and Teignmouth found just a few steps from the door step."

"Amberley Court is in the heart of Wellswood on the level with lovely grounds and the benefit of private parking."

STEP INSIDE

A driveway sweeps up to the imposing Victorian entrance opening to the attractive communal hall with period staircase rising to the First Floor. A private door opens to the RECEPTION HALL with high coved ceiling and security intercom. The SITTING ROOM is an elegant, bright 'L' shaped room with two windows to the front and side. High coved ceiling and picture rails. The KITCHEN is fitted with a range of units and granite effect working surfaces with inset

sink unit. Space for electric cooker with extractor hood over and space for a fridge/freezer. High coved ceiling and window to the side. The DOUBLE BEDROOM is a bright room with high coved ceiling and large window to the front. The BATHROOM is fitted with a suite of panelled bath with electric shower over, wash hand basin and WC. Part tiled walls, electric heater and airing cupboard with factory lagged cylinder with storage beneath.

STEP OUTSIDE

The communal gardens are beautifully maintained and face a southerly aspect with level lawn and seating areas with a variety of shrubs and is screened from the road giving a good degree of privacy. The car park with in and out driveway for vehicles is arranged with allocated parking spaces for the residents and visitors space. A pathway leads to a dustbin storage area.

ADDITIONAL INFORMATION

Single Glazed Sash Windows & Electric Heating

Length of Lease: 199 years from 1988 (Residents own a share of the Freehold)

Maintenance: TBC

Council Tax Band - 'A' (Torbay Council)





OUR AREA

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ1 2NL. From our office in St Marychurch turn right at the traffic lights onto Babbacombe Road. Progress for approximately one mile through Babbacombe, heading towards Wellwood. On reaching St Matthias Church turn next left into Ilsham Road and directly right into Higher Erith Road (keeping the Kents Pub on your left). Turn first left into Kents Road and Amberley Court is the first building on the right hand side.

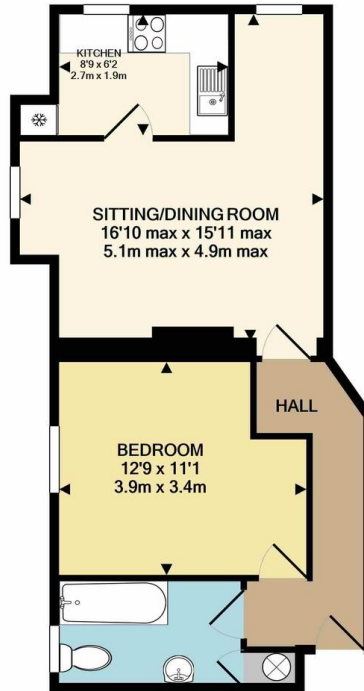
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TOTAL APPROX. FLOOR AREA 510 SQ.FT. (47.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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IMPORTANT John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

