



Garden Flat | Homeside | Torquay | TQ1 1SF

Asking Price Of £210,000

Situated in a charming period property conversion, conveniently located on the edge of Wellswood is this well presented two double bedroom lower ground floor apartment. This great sized property is within a stones throw away from local shops and bus routes along with Babbacombe or Torquay Harbour just a short trip down the road. The accommodation comprises a characterful lounge / diner, kitchen, bathroom and two double bedrooms with the main bedroom accompanied by an en suite. This property also benefits from a private rear garden and off roads parking for one car. The property also benefits from a distant sea view on the garden decking as well as from the lounge and kitchen. This property is offered for sale with no onward chain!

- TWO BEDROOMS
- LOWER GROUND FLOOR APARTMENT
- PRIVATE GARDEN
- OFF ROAD PARKING
- CONVENIENT LOCATION
- CHAIN FREE!

Communal Entrance - Glazed door into communal entrance porch with glazed window to front aspect. Opening into communal hallway with entrance doors to other apartments and door to:-

Entrance Hallway - Door to front entrance. Stairs leading down into a welcoming hallway with cupboard providing handy storage space. A further cupboard under the stairs providing shelved storage space. Double glazed door to rear aspect leading out into the private rear garden. Radiator. Doors to:-

Lounge/Diner - 4.19m x 4.376m max (13'8" x 14'4")A bright and airy lounge with traditional Parquet flooring and double glazed patio doors providing a stunning sea view while leading out into the private rear garden. Radiator. Newly painted

Kitchen - 2.1m x 4.00m max (6'10" x 13'1")Fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge work surfaces with inset one bowl sink unit with mixer tap. Tiled splash backs. Fitted electric cooker and fitted gas hob with fitted cooker hood above. Cupboard housing gas combination boiler. Fitted LED ceiling down lights. Spaces for washing machine and fridge/freezer. Three double glazed windows to the rear aspect with a great sea view of Lyme bay and the surrounding area. Tiled flooring



Bedroom One - 4.12m x 3.29m max (13'6" x 10'9")Two steps up into a generous sized bedroom with two built in wardrobe spaces providing the perfect clothing hanging space. There is a further cupboard providing perfect shelving storage. Carpeted flooring with double glazed window to the front aspect. Ceiling down lights. Tv point and two radiators. Door to:-

En-suite - A well presented en suite fitted with a three piece white suite comprising a pedestal hand wash basin with mixer tap, push button W/C and a panel fronted bath with electric shower above. Cupboard housing water and gas meters. Chrome heated towel radiator. Extractor and ceiling down lights. Shaver point. Double glazed frosted window to side aspect. Tiled flooring.

Bedroom Two - 3.02m x 3.299m (9'10" x 10'9") (to front of wardrobes)A fair sized double bedroom with a great amount of built in wardrobe space with a mix of shelving and hanging space. Revealed wooden beams along with fitted wood seating. Two double glazed windows to the front aspect one of which is frosted. Tv point and radiator. Carpeted flooring.

Bathroom - Fitted with a matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button W/C, and a panel fronted bath with mains shower above p. Chrome heated towel radiator. Fitted ceiling down lights and extractor. Fitted shaver point. Frosted glazed window to the side aspect. Tiled flooring.

Outside - To the front of the property is an allocated off road parking for one car. To the rear of the property is a level garden with a fair sized lawn area and barbecue stand leading onto a great sized decked patio area benefiting from fantastic sea views across Lyme bay.

Material Information: Tenure - Leasehold. Length Of Lease Remaining - 999 year lease from 2009. Service Charge - £60 Per month. Ground Rent - £0. (Share of freehold).

Address 'Garden Flat, Homeside, Higher Warberry Road, Torquay, TQ1 1SF'

Tenure 'Leasehold'

Council Tax Band 'tbc'

EPC Rating 'D'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.