

Wellswood, Torquay

£145,000

Enjoy the best of Wellswood living in this well-appointed third-floor apartment, offering two bedrooms, a covered covered balcony with open views, and the convenience of allocated parking.

Accessed via a welcoming communal entrance with both stairs and a lift providing access to the apartment. Once inside, an L-shaped reception hall provides storage solutions. The spacious sitting/dining room features a UPVC double glazed window and sliding doors that open onto the private, covered balcony – ideal for relaxing while enjoying the open outlook over Wellswood. The functional kitchen includes ample base and drawer units, integrated sink, and space for appliances.

The property further benefits from two comfortable bedrooms, with the main bedroom featuring fitted wardrobes. A well-appointed bathroom/WC with a panelled bath completes the internal accommodation. Additional features include gas central heating, double glazing throughout, and the use of communal gardens.

Wellswood is a highly desirable area renowned for its village atmosphere and leafy surroundings. Residents benefit from easy access to local amenities, including independent cafes, restaurants, and shops, all while being within convenient reach of Torquay Harbour and scenic coastal paths. This apartment offers a practical and comfortable home in a sought-after location.

THE ACCOMMODATION COMPRISES, Communal entrance with stairs and lift to third floor,

L-SHAPED RECEPTION HALL Pendant light points, radiator, storage cupboards with shelving, doors to:

SITTING/DINING ROOM - 6.48m x 3.66m (21'3" x 12'0") Coved ceiling with pendant light points, wall light points, UPVC double glazed window to side, radiator with thermostat control, UPVC double glazed sliding door opening onto:

COVERED BALCONY - 3.63m x 1.22m (11'11" x 4'0") With chrome and glazed balustrade and open outlook over Wellswood, TV connection point.

KITCHEN - 3.76m x 2.21m (12'4" x 7'3") Strip light, UPVC double glazed window with open outlook over Wellswood, wall mounted boiler. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset sink with double drainer and mixer tap over, wall cabinets, space for electric cooker, space for under worktop appliance, space and plumbing for washing machine and dishwasher, space up for upright fridge/freezer.







BEDROOM ONE - 3.96m x 3.76m (13'0" x 12'4") Coved ceiling with light point, UPVC double glazed window with open outlook over Wellswood, radiator with thermostat control, telephone point, fitted wardrobes.

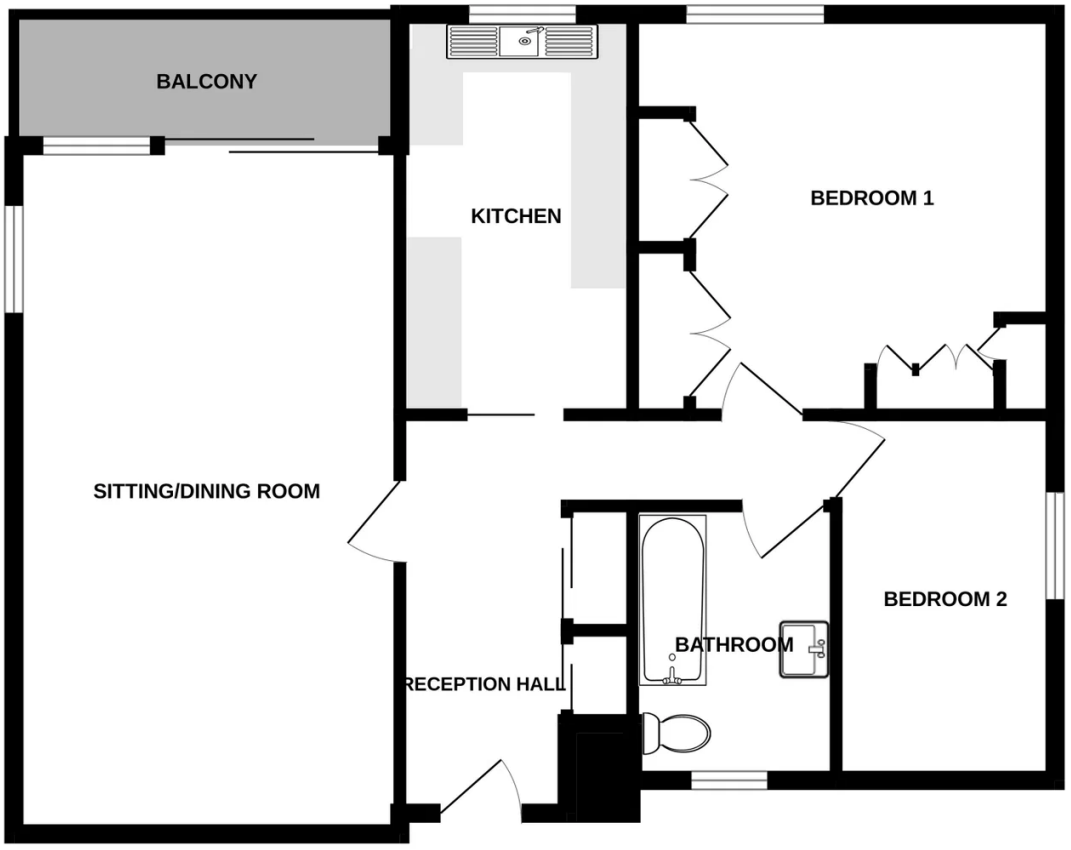
BEDROOM TWO - 3.43m x 2.08m (11'3" x 6'10") Coved ceiling with light point, UPVC double glazed window to side aspect, radiator with thermostat control.

BATHROOM/WC - 2.41m x 1.73m (7'11" x 5'8") Light point, UPVC obscure glazed window, radiator with thermostat control. Comprising panelled bath with shower over, pedestal wash hand basin, WC, part tiled walls, shaver socket.

USEFUL INFORMATION

Tenure – LEASEHOLD 999 years from 25 December 1961
Service Charge - £2400 per annum.
Age - 1960's
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band D
EPC Rating - C/72 potential - C/77
Broadband - To be confirmed
Mobile - To be confirmed

GROUND FLOOR



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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