



## WELLSWOOD, TORQUAY, TQ1 2RJ

ASKING PRICE £110,000





• HALL • LOUNGE/DINER • DOUBLE BEDROOM WITH WALK-IN WARDROBE • KITCHEN • BATHROOM • IN-HOUSE MANAGER • EXTENDED LEASE • ALLOCATED PARKING & VISITOR PARKING • ELECTRIC HEATING • LIFT

## LOCATION

A BEAUTIFULLY REFURBISHED SECOND FLOOR RETIREMENT FLAT FOR THE OVER 60'S LOCATED CLOSE TO THE CENTRE OF WELLSWOOD OFFERING AN INTERESTING RANGE OF BOUTIQUE SHOPS, EATERIES AND REGULAR BUS SERVICES

## ACCOMMODATION

A BEAUTIFULLY REFURBISHED ONE BEDROOM RETIREMENT HOME IDEALLY SITUATED CLOSE TO WELLSWOOD. THE HOME HAS A RECENTLY RENEWED LONG LEASE AND OFFERS INDEPENDENT LIVING, WITH THE SAFETY NET OF A FULL TIME IN-HOUSE MANAGER. THIS APARTMENT IS SITUATED ON THE SECOND FLOOR OFFERING TREE LINED ELEVATED VIEWS. INTERNALLY THERE'S WOOD FLOORING EXTENDING THROUGH TO THE SPACIOUS LOUNGE/DINER.

A BOX ARCHWAY OPENS INTO A VERY NICELY FITTED KITCHEN, WELL LIT, WITH BASE AND EYE LEVEL CUPBOARDS ON THREE SIDES. THERE'S SPACE FOR A TALL STAND UP FRIDGE FREEZER AND PLUMBING FOR AN AUTOMATIC WASHING MACHINE. THE SINK UNIT IS NICELY

CENTRED UNDER THE WINDOW.

THE BEDROOM IS A GENEROUS DOUBLE WITH A VERY CONVENIENT, WILL FITTED WALK-IN WARDROBE. ADJACENT IS A LUXURIOUS SHOWER ROOM, FULLY TILED IN COMPLIMENTARY COLOURED CERAMICS WITH A CONTEMPORARY WHITE SUITE WITHIN. THERE'S VERY GOOD STORAGE IN THIS APARTMENT WITH A FULL HEIGHT CUPBOARD ACCESSED FROM THE ENTRANCE HALL.

OUTSIDE SEES ATTRACTIVE COMMUNAL GARDENS, AND BOTH RESIDENT A VISITOR PARKING.

## LEASE INFORMATION

THIS HOME HAS JUST HAD A LEASEHOLD EXTENSION, TAKING IT UP TO JUST OVER 125-YEARS, IT IS ALSO OFFERED CHAIN FREE, FOR A POTENTIALLY STRESS FREE PURCHASE.

ANNUAL SERVICE CHARGE: £2878.37

MANAGEMENT COMPANY: FIRST PORT

PETS: WITH PERMISSION

01803 315770



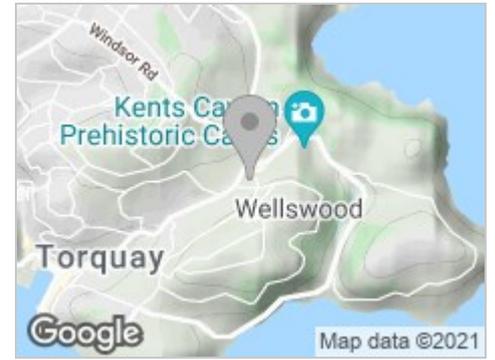
## ROAD MAP



## HYBRID MAP



## TERRAIN MAP



## FLOOR PLAN

GROUND FLOOR  
535 sq. ft. (49.7 sq. m.) approx.



TOTAL FLOOR AREA: 535 sq. ft. (49.7 sq. m.) approx.

While 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 for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metapix ©2020

## COUNCIL TAX - BAND B

### VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING APPOINTMENT FOR THIS PROPERTY OR REQUIRE FURTHER INFORMATION.

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## ENERGY EFFICIENCY GRAPH

