



## LUMMATON CROSS, TORQUAY, TQ2 8ET

ASKING PRICE £140,000





**• FIRST FLOOR FLAT • BEAUTIFULLY RENOVATED • NEWLY FITTED KITCHEN • INTEGRATED APPLIANCES • GENEROUS SIZED ROOMS • POPULAR RESIDENTIAL LOCATION • ALLOCATED PARKING • EASY ACCESS TO AMENITIES • GREAT FIRST TIME BUY OR INVESTMENT OPPORTUNITY • MODERN SHOWER ROOM**

## LOCATION

FAIRLEIGH IS A VICTORIAN VILLA SET IN THE POPULAR RESIDENTIAL LOCATION OF BARTON. WITHIN MOMENTS OF THE PROPERTY ARE LOCAL SHOPPING FACILITIES ON BARTON ROAD. THE POPULAR RETAIL PARK THE WILLOWS IS ONLY A SHORT DISTANCE AWAY WITH AN ARRAY OF MAINSTREAM RETAILERS AND SUPERMARKETS. THE PROPERTY IS PERFECTLY SERVICE BY PUBLIC TRANSPORT GIVING ACCESS TO BABBACOMBE DOWNS, TOWN CENTRE, TORQUAY HARBOUR AND TORBAY HOSPITAL.

## ACCOMMODATION

THIS BEAUTIFUL AND IMPOSING VICTORIAN VILLA WAS CONVERTED IN THE 1980S INTO SIX APARTMENTS. FLAT 2 IS SOUTH FACING AND SITUATED ON THE FIRST FLOOR OF THE BUILDING ACCESSED VIA AN ATTRACTIVELY DECORATED COMMUNAL HALLWAY.

THIS IS THE LARGEST FLAT WITHIN THE BUILDING AND UPON ENTRY YOU'RE GREETED BY A VERY SPACIOUS LOUNGE LIT BY THE ORIGINAL BAY WINDOW. THIS ROOM FEATURES A PERIOD FIREPLACE, WITH ATTRACTIVE WOOD LAMINATE FLOORING WHICH IS UNDERFLOOR HEATED, A CARPETED STAIRWAY OFFERS ACCESS TO THE FIRST FLOOR ACCOMMODATION. THAT FLOORING AND UNDERFLOOR HEATING EXTENDS, VIA A DECORATIVE ARCHWAY INTO THE FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES. THE BASE AND EYE LEVEL UNITS ARE WOOD FRAMED GREY SHAKER STYLE WITH SOLID OAK WORK SURFACES, WITH AN INTEGRATED SPICE RACK AND SEPARATE VERTICAL WINE STORAGE. THERE'S ALSO A FOUR RING HALOGEN HOB AND A FAN ASSISTED OVEN AND GRILL BELOW, WITH AN EXTRACTOR HOOD OVER. A BRAND NEW UNDER-COUNTER FRIDGE FREEZER SET IS ALSO INCLUDED.

AN ADJACENT DOORWAY OPENS INTO A UTILITY AREA WHICH CONTAINS A PLUMBED IN NEW AUTOMATIC WASHING MACHINE, A SLIDING DOORWAY THEN OPENS INTO A SHOWER ROOM. THAT

SHOWER ROOM FEATURES AN OVERSIZED WALK IN CUBICLE WITH A WALL MOUNTED ELECTRIC SHOWER. THERE IS ALSO A WASH HAND BASIN ATOP FITTED VANITY CUPBOARD WITH AN ADJACENT WC WITH A CONCEALED CISTERN. ALL SPLASH AREAS ARE SUBWAY TILED IN WHITE CERAMICS WITH A FITTED HEATED TOWEL RAIL. THIS ROOM IS LIT BY A SKYLIGHT.

THE BEDROOM FEATURES LARGE DUAL ASPECT DOUBLE GLAZED WINDOWS WITH RECENTLY REPLACED PANES. IT IS A VERY GENEROUS DOUBLE WITH A SMALL RECESS TO HOUSE A WARDROBE OR PERHAPS FITTED FURNITURE (THERE IS CONCEALED PLUMBING HERE SHOULD YOU WANT TO (RE)INSTALL A VANITY UNIT. A REMOTE CONTROLLED ELECTRIC PANEL RADIATOR IS ALSO FITTED.

UPSTAIRS SEES A LANDING AREA THAT OPENS INTO A VERY ROOMY LOFT AREA WITH A CANTILEVERED VELUX WINDOW OFFERING VIEWS ACROSS TO THE MOORS. IT'S FULLY CARPETED SPACE WITH EAVES STORAGE SPACE WITHIN.

THERE IS GOOD OVERALL STORAGE WITHIN THE APARTMENT WITH A SMALL UNDER-STAIRS CUPBOARD AND MULTIPLE EAVE SPACES. THE ELECTRIC HEATING THROUGHOUT IS VERY ECONOMICAL.

## OUTSIDE

THIS APARTMENT BENEFITS FROM AN ALLOCATED PARKING SPACE AND A SECURE METAL STORAGE SHED WILL BE SUPPLIED TO THE REAR OF THE PROPERTY.

## LEASE

LEASE LENGTH - THIS PROPERTY WILL COME WITH A BRAND NEW 999-YEARS LEASE INCLUDING A SHARE OF FREEHOLD. MAINTENANCE FEE - £65 PER MONTH (TO INCLUDE WATER). HAVING BEEN RECENTLY DECORATED, INTERNALLY AND EXTERNALLY, AND WITH A NEW ROOF, MAINTENANCE WORKS ARE NOT ENVISAGED FOR SOME TIME.

**01803 315770**





ROAD MAP



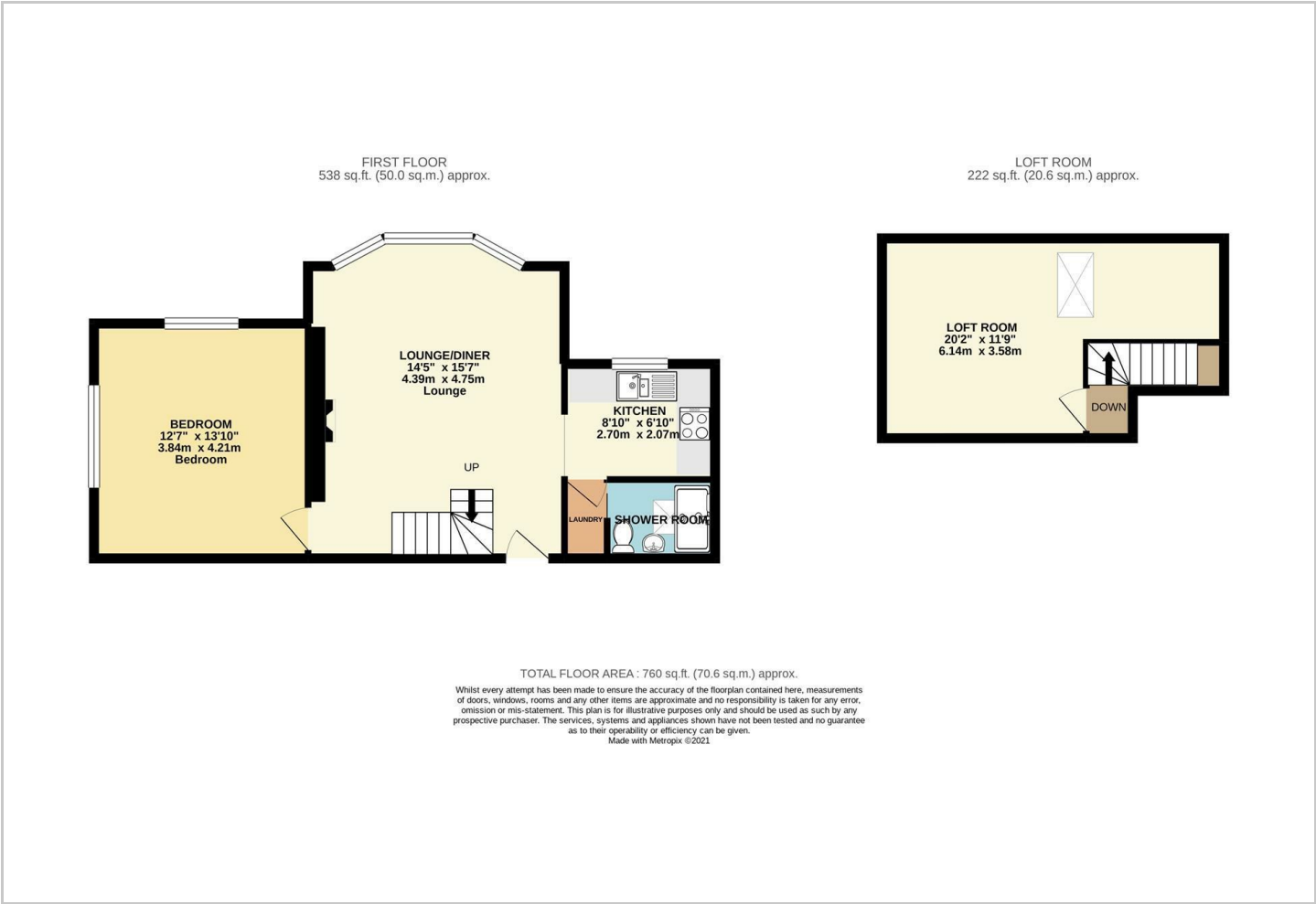
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND A

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.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT THE PURPOSE. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR OR SURVEYOR. REFERENCES TO THE TENURE OF A PROPERTY ARE BASED ON INFORMATION SUPPLIED BY THE SELLER. THE AGENT HAS NOT HAD SIGHT OF THE TITLE DOCUMENTS. A BUYER IS ADVISED TO OBTAIN VERIFICATION FROM THEIR SOLICITOR. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

