E&P
ESTATE AGENCY

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BAYTHORPE LODGE, LIVERMEAD HILL, TORQUAY

ASKING PRICE £270,000

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• FANTASTIC WATERSIDE & SEA VIEWS • MODERN KITCHEN • GENEROUS LOUNGE/DINER • COVERED BALCONY • TWO DOUBLE BEDROOMS • NEWLY FITTED SHOWER ROOM • ALLOCATED & VISITOR PARKING • CLOSE TO AMENITIES • MOMENTS WALK FROM BEACHES • NO ONWARD CHAIN

LOCATION

Situated in the popular area of Livermead - which is a real gem in the crown of Torbay - the property is within a short walk of the waterfront, popular beaches, local shopping amenities to local services at Roundhill Road, Preston and Cockington Primary Schools and local bus route. Nearby is the thatched village of Cockington, with its 460 acres of beautiful country park, ornamental lakes, woodlands, and formal gardens.

ACCOMMODATION

This spacious purpose built apartment with breath taking views over Torbay harbour and out to sea, is well presented and offers two double bedrooms, good size living area, kitchen, bathroom and private balcony which makes the most of the captivating views. This property makes an idea home or an excellent lock up & leave.

Entering via a secure private entrance, stairs lead up to the private front door of the apartment on the first floor. There is a communal store cupboard on the landing outside the front door.

The lounge/diner offer a fantastic space including a good size dining area with space for dining table and side boards whilst the sitting room offers a homely space with views out to sea and access to the balcony. The kitchen has benefited from a recent refit including base and wall mounted units, breakfast bar area, inset sink and drainer with mixer tap, integrated fridge freezer, space for a washing machine and a storage cupboard.

Both bedrooms are good size doubles and the bathroom has recently been modernized and now offers a walk in shower, low level flush WC and a pedestal wash hand basin.

OUTSIDE

From the lounge/diner there are doors leading to a private covered balcony offering amazing views across Torquay waterfront and out to sea. There are communal gardens which the residents have use of and to the rear of the building is parking for the apartment and visitors of which this apartment has one allocated space.

LEASE INFORMATION

Although the apartment is leasehold, the freehold is held by the 16 apartment owners via a Limited Company, which manages the leases and the property generally, therefore no ground rent payable.

Lease Length - Approximately 178 years remaining.

Service Charge - £1500 per annum which includes maintenance and building insurance.

Baythorp
Lodge

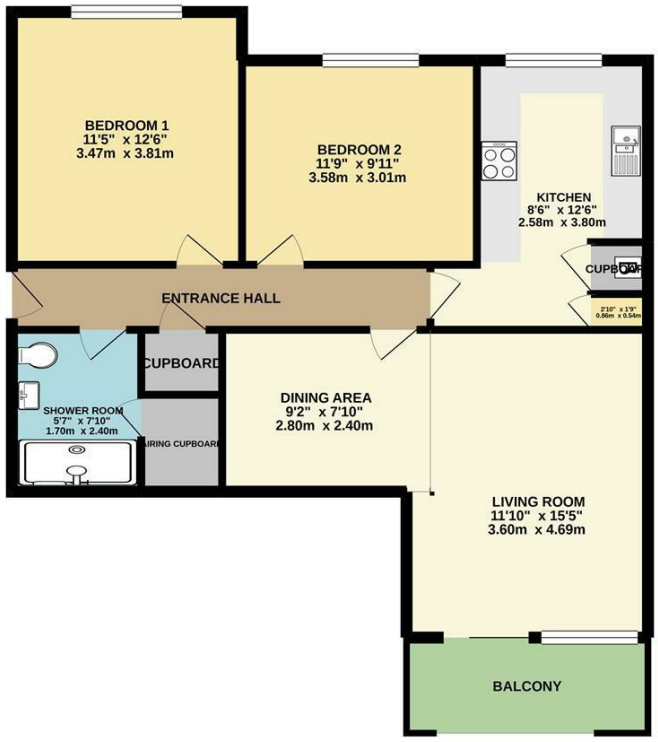
ROAD MAP

HYBRID MAP

TERRAIN MAP

FLOOR PLAN

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.

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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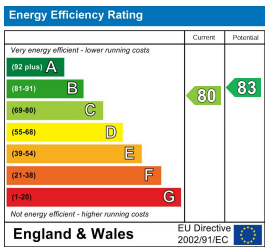
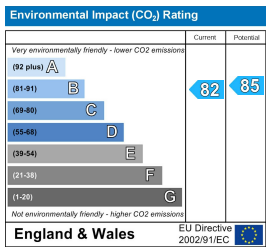
COUNCIL TAX - BAND D

ENERGY EFFICIENCY GRAPH





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.