



MORNINGSIDE

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RESIDENTS
PARKING
ONLY



4 Morningside Barrington Road
Torquay Devon
£175,000 Leasehold

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Torquay Devon TQ1 2QJ

£175,000



A one bedroom ground floor apartment in a handsome Victorian villa, with a large sitting/dining room, south facing balcony, parking and communal gardens

Kitchen ■ Balcony ■ Sitting/dining room
Bedroom ■ Bathroom
Allocated parking space
Communal grounds for the residents enjoyment

FOR SALE LEASEHOLD

Original stone pillars with wrought iron gates mark the entrance driveway where the allocated parking is set to one side.

At the front of the house a private front door opens directly to the kitchen which has been fitted with period style units with space for the usual appliances. There is a door to the south facing balcony and the expanse of windows ensure the room is flooded with light.

The inner hallway provides access to the remaining accommodation. To the south side is a large sitting/dining room with parquet flooring and where the high ceilings, picture rails and cornicing are reminders of the Victorian origins of the house. The room has two full-length windows that open to the balcony and these are enhanced by working shutters. To one side of the room is a built-in cupboard which cleverly conceals a pull-down bed, ideal for visiting friends or family. The fireplace makes a lovely focal point and the room has ample space for dining furniture and large sofas making it comfortable for relaxation and socialising.

The double bedroom has a window to the west side and a built-in cupboard, the bathroom is fully fitted with a shower over the bath and window to the side.

The balcony is accessed from either the sitting/dining room or kitchen and being south facing provides the ideal place to enjoy any available sunshine whilst the glass canopy makes it usable even in inclement weather. The balcony overlooks the communal garden which is a lovely sunny spot, with a level lawn, mature trees and shrubs.

POSITION

Set within the Warberries Conservation area, Morningside is only a short level walk to the village style community of Wellswood with its excellent local amenities including church, cafes, pub and shops. This attractive conservation area retains many of the fine homes built during the Victorian era and is convenient for local buses, the harbourside, town and the beach at Meadfoot.

AREA

Torquay retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by an international marina and a delightful array of shops, galleries and cafes. Restaurants and bars around the waterfront also offer the opportunity to eat and drink al fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing. Torquay also hosts world class sailing events and boats can regularly be seen competing in the bay.

COMMUNICATIONS

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. For destinations further afield there is an international airport at Exeter and a cross channel ferry service from Plymouth.

CURRENT MAINTENANCE £1,500 per annum, remaining period of 999 year lease from 1st January 1991.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

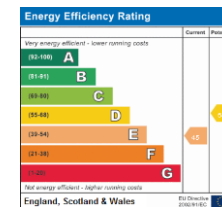
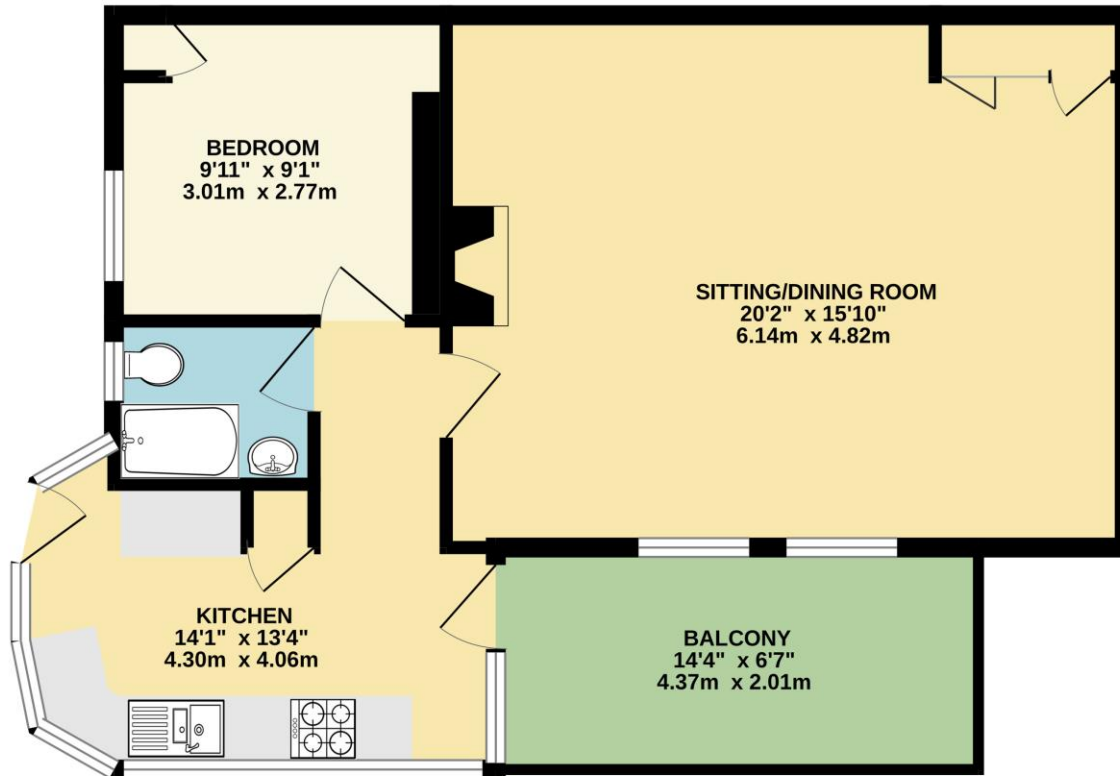
CURRENT PROPERTY TAX BAND B (Payable 2023/2024 £1658.80).

VIEWING BY APPOINTMENT ONLY





GROUND FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.1 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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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.