



Kents Road | Torquay | TQ1 2NL

Asking Price Of £159,950

Located within the popular and sought after Wellswood area of Torquay and just a short walk from the local shops in Ilsham Road is this spacious lower ground floor apartment. The property is situated within a character conversion with the accommodation comprising two bedrooms, lounge / diner, kitchen, separate WC and bathroom. The property also has the use of a communal garden. This property is offered for sale with NO ONWARD CHAIN.

- GROUND FLOOR APARTMENT
- 2 BEDROOMS
- CONVENIENT LOCATION
- COMMUNAL GARDEN
- NO ONWARD CHAIN!

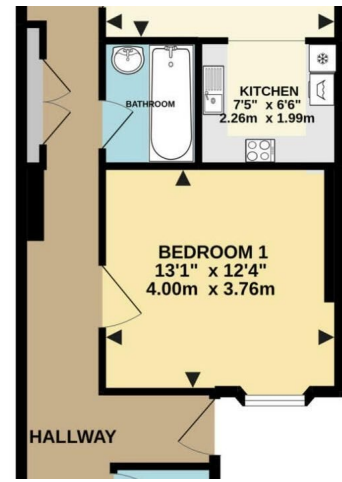
Communal Entrance Hallway - To rip traditional wooden doors to front entrance. Cupboard housing water meter. Tiled flooring.

Entrance door to apartment.

Entrance Hallway - 10.75m x 1.278m max (35'3" x 4'2") Double glaze to frosted pane door to front entrance. Storage cupboard providing shelved storage space. radiator. Wood effect hard flooring. UPVC double glazed door leading to communal garden. Doors to.

Lounge/Diner - 5.25m x 4.012m max (17'2" x 13'1") Traditional single glaze window to front aspect. Pool mounted and electric fire. TV points. Wall mounted wall lights. Would affect hard flooring. Radiator. Opening to:-

Kitchen - 2.24m x 1.965m (7'4" x 6'5") Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Roll edge worksurfaces with inset 1 1/2 bowl stainless steel sink unit. Built-in electric cooker and inset electric hob with fitted cooker hood above. Tiled splash backs. Tiled floor flooring. Spaces for washing machine and fridge freezer.



Bathroom - 1.973m x 1.607m (6'5" x 5'2") Mostly tiled bathroom with two-piece white suite comprising pedestal hand wash basin and tiled fronted bath with mains shower above. Tiled flooring. Extractor.

Separate WC - Push button WC. Partly tiled walls and tiled flooring. Double glazed frosted window to side aspect.

Bedroom One - 4m x 3.964m max (13'1" x 12'11") A fair size double bedroom with high ceilings and coving. Double glazed window to front aspect. Radiator. Wall lights. Carpeted floor

Bedroom Two - 2.76m x 2.176m max (9'0" x 7'1") Double glazed window to rear aspect. Radiator. Cupboard housing gas combination boiler. Would effect hard flooring

Outside - To the front of the character property are steps leading down to a small patio area laid to concrete and potted sleeping planting borders along with the entrance to communal hallway. To the rear of the property is a low maintenance communal garden laid mostly to paving and concrete. There is also an access gate through to cancel in providing A handy shortcut to Welswood with shops.

MATERIAL INFORMATION: Tenure:
Leasehold, Length of lease remaining: 75 years, Ground rent: TBC, Service charge: £79 per month

Address

Kents Road, Torquay, TQ1 2NL

Tenure 'Leasehold'

Council Tax Band 'TBC'

EPC Rating 'D'

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc. does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.