

SIMPLY GREEN

Westwood Villa

Torquay





## 2 BEDROOM APARTMENT

- ◆TWO BEDROOM APARTMENT
- ◆GROUND FLOOR
- ◆ALLOCATED PARKING
- ◆OPEN PLAN LIVING KITCHEN ROOM
- ◆PRIVATE GARDENS
- ◆PRIVATE ENTRANCE & COMMUNAL ENTRANCE
- ◆CLOSE TO TORQUAY SEAFRONT
- ◆BEAUTIFULLY PRESENTED THROUGHOUT
- ◆MODERN BATHROOM SUITE
- ◆TENURE LEASEHOLD. COUNCIL TAX BAND B

Two Bedroom Ground Floor Apartment situated within close proximity of Torquay Town & Seafront, with a wealth of surround amenities, this beautifully presented Apartment is as part of a converted Villa. Comprising of just 7 other apartments, boasting high ceilings and period features, private entrance and communal parking, with a contemporary finish throughout. With accommodation comprising of an Open Plan Lounge Kitchen Dining Room, Two Bedrooms and a Modern Bathroom Suite, with storage cupboards and access to a small loft space. With Viewing comes highly recommended to appreciate the accommodation on offer.





## Accommodation

Communal entrance and hallway leading to entrance porch with door opening into hallway. Access to loft, power points and telecom system. Door opening into airing cupboard storage with the water tank. Doors leading to Lounge Kitchen Dining Room

Spacious and bright room with the Lounge Area comprising of UPVC Window to the front & a Composite Barn door to the Patio Courtyard. A range of power and media points, electric radiator. To the Kitchen area there are a range of wall and base units, inset sink with mixer tap. Cooker with extractor fan over, space for undercounted fridge freezer, space and plumbing for washing machine.

Bedroom One

With UPVC Double Glazed Windows to the front bay, a range of power and media points. Electric Radiator.

Bedroom Two

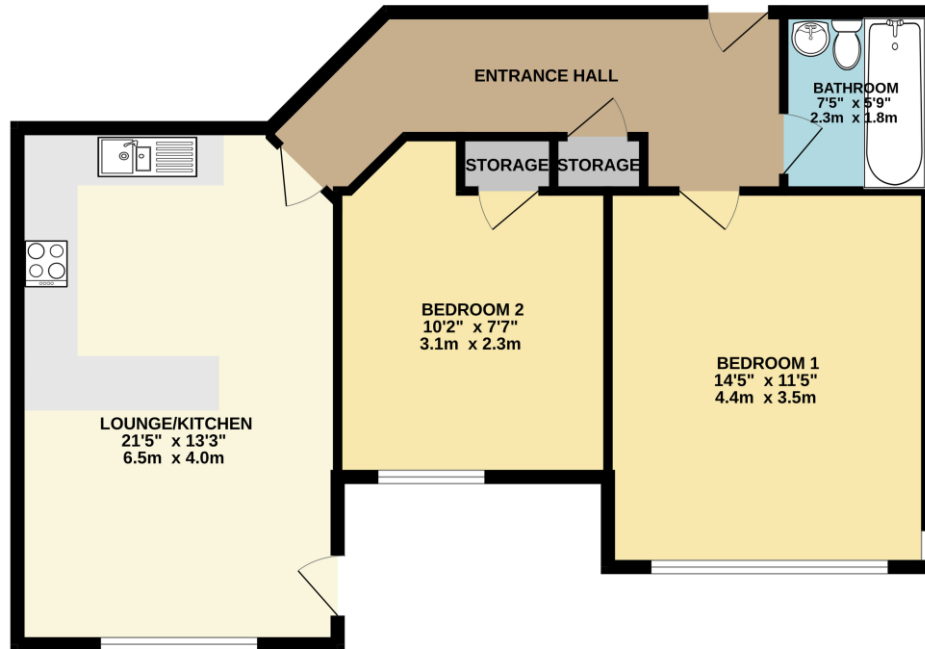
Comprising of UPVC Double Glazed Window to the front, power and media points, electric radiator. Door opening into wardrobe storage cupboard with a range of shelving and hanging storage.

Bathroom Suite

Modern Three Piece Suite comprising of a Low Level WC, Panelled bath with waterfall mixer tap & electric shower over. Wash basin with mixer tap and storage below, with light up vanity mirror over with tiling to splash back. Tiling to surrounds, Chrome Heated Towel Radiator & Extractor Fan.



## GROUND FLOOR



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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### Outside

There is allocated parking for one car, with gate leading to private courtyard. The courtyard is also accessible off of the Lounge. With level, low maintenance patio seating area & outside light.

### Agents Notes

There is a 999 Year Lease from 2018 with the current Annual Service Charge of £1,758.12 - There is a new Freeholder and the Service Charge is due to come down next year\*, payable 6 monthly half of this current years charges have already been paid. \*Subject to confirmation\*. Pets are permitted within this Apartment, Holiday Let's are not permitted.

EPC: TBC

COUNCIL TAX BAND: B

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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