

# Flat 4 Westerlands

Ref No: 3280

Cockington Lane, Torquay, Devon, TQ2 6GU



## A Superbly Located First Floor Flat in the Cockington Valley

Would Benefit from Some General Refurbishment

Accommodation Comprising - Hall, Lounge, Balcony, Double Bedroom, Small Kitchen, Bathroom

Of Interest to First Time Buyers, or Those Looking for a Small Superbly Located Apartment

Viewing Highly Recommended - Offered for Sale with No Onward Chain

£78,500 Leasehold

Interested in this property?  
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## LOCATION

The property is situated the the Cockington Valley, between Cockington Country Park and Torquay seafront. This is a sought after residential location very close to the seafront at Livermead and just over a mile to the town centre.

## DESCRIPTION

The property comprises a first floor flat, in a detached house, originally constructed in the 1930's and converted into five self contained flats. Flat 4 is situated on the first floor, with 1- bedroom accommodation and a balcony, it would benefit from some general refurbishment allowing the purchaser to create a home to their own tastes.

The property stands in communal grounds and each flat has a parking space. The property would suit first time buyers, downsizers, or those looking for a superbly located holiday home in an affordable price range.

The accommodation briefly comprises:-

### GROUND FLOOR COMMUNAL ENTRANCE DOOR

With staircase leading to:-

### FIRST FLOOR LANDING

Entrance to:-

### FLAT 4

#### ENTRANCE HALLWAY

#### LOUNGE

10' 4" x 8' 11" (3.14m x 2.71m)

With French doors leading to:-

#### BALCONY

6' 3" x 12' 2" (1.91m x 3.72m)

Enjoying an attractive outlook to the front.

#### BEDROOM

10' 10" x 11' 0" (3.30m x 3.36m) (max)

Of irregular shape.

#### KITCHEN

7' 8" x 5' 11" (2.33m x 1.81m) (max)

With stainless steel sink unit, worksurface and kitchen cabinet.

#### BATHROOM

8' 2" x 5' 4" (2.48m x 1.63m) (max)

With bath and wash basin.

#### SEPARATE WC

## EXTERIOR

Communal parking area with a parking space for each flat. The property also benefits from Communal gardens.

## TENURE

The lease is for a period of 99 years from 1<sup>st</sup> August 1984 and has 65 years remaining.

## SERVICE CHARGE

£624 every 12 months.

## GROUND RENT

£15 every 6 months.

## COUNCIL TAX BAND A

## EPC RATING F

## VIEWING

Viewing is highly recommended and can be arranged strictly by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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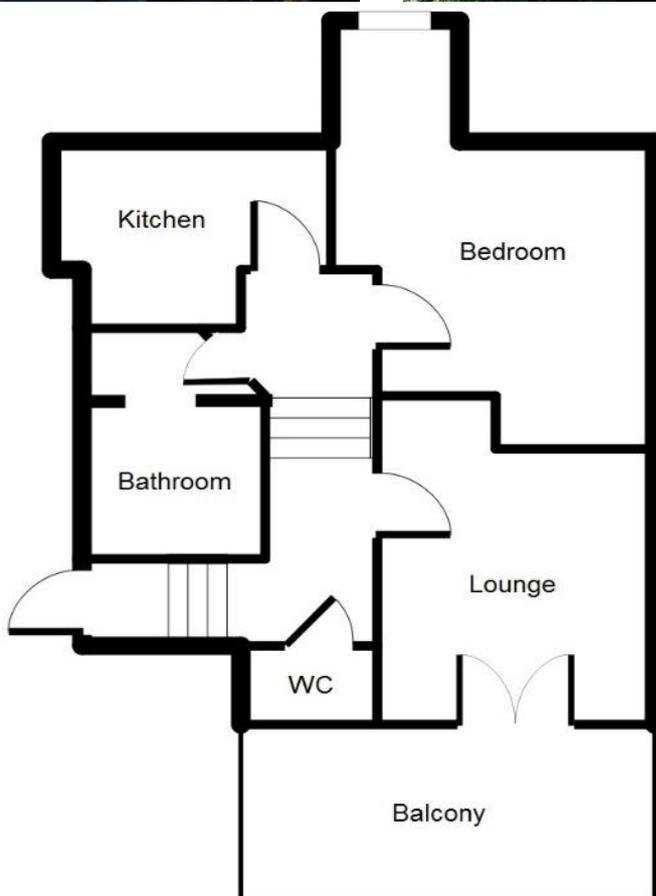
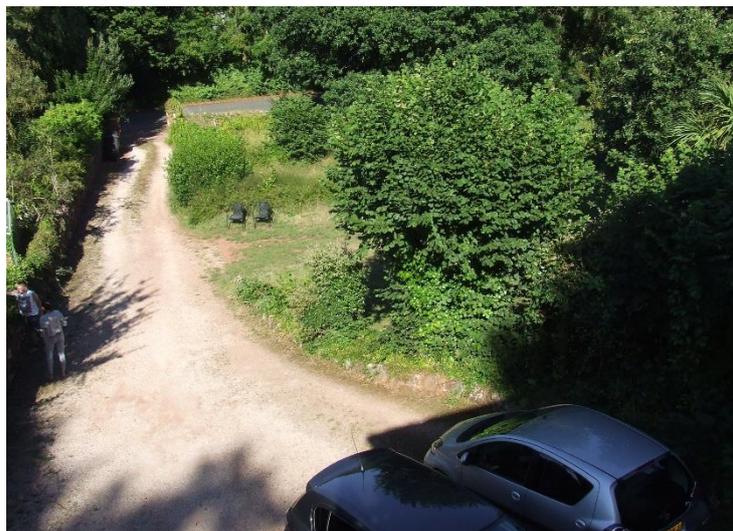


Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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