

4 Ronceval

Ref No: 3857

Higher Erith Road, Torquay, Devon, TQ1 2NH



Ground Floor One Bedroom Apartment

Located in the Popular Residential Area of Wellswood, Less than a Mile from Torquay Harbourside

Well Maintained & Appointed Accommodation

Allocated Parking Space

Offered for Sale with No Onward Chain

£95,000 Leasehold

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LOCATION

The apartment is situated in Wellswood on Higher Erith Road. The location is favoured by many and the area boasts a range of amenities. The apartment is close to Ilisham Road, where there are a range of shops and businesses including a supermarket, a delicatessen, a pub, eateries, Post Office, a chemist, hairdressing salons, beauty salons and boutiques, along with professional services. The main bus route is located close by on the main Babbacombe Road, running between the town centre, harbourside and St Marychurch areas.

DESCRIPTION

This one bedroom apartment comprises part of a Victorian building, extended in the 1980's. The apartment is situated on the ground floor at the rear of the building and has a lovely and peaceful outlook over the communal rear garden. There is level access to the apartment through the communal entrance. Each apartment has an allocated parking space, accessed via Higher Erith Road. Internally, the apartment is well proportioned. The bedroom and lounge both look out on to the communal rear garden, creating a light and welcoming aspect in both rooms. The kitchen is open to the lounge providing an open living space and maximising the area available.

The accommodation comprises:-

APARTMENT 4

Accessed via the front door of the building, the apartment is located on the ground floor to the rear of the entrance hallway of the building.

Front Door to:-

HALLWAY

5' 11" x 5' 3" (1.8m x 1.6m)

Electric meter and fuses and intercom service for front door.

BEDROOM

9' 10" x 9' 6" (3.0m x 2.9m)

LOUNGE

15' 1" x 10' 2" (4.6m x 3.1m)

Bay window with three large sash windows overlooking the back garden. The room has two aerial inputs and a phone line.

Opening into the:-

KITCHEN

10' 10" x 5' 11" (3.3m x 1.8m)

Range of floor and wall mounted cupboards, stainless steel sink, oven and oven hood.

BATHROOM

6' 7" x 5' 7" (2.0m x 1.7m)

Bath with Bristan electric shower over, WC, sink and electric heated towel rack.

AIRING CUPBOARD

5' 7" x 3' 7" (1.7m x 1.1m)

Housing hot water tank.

EXTERIOR

The apartment has one allocated parking space and benefits from communal gardens.

MAINTENANCE AND GROUND RENT

Maintenance charge is in the region of £1,600 per annum including water rates. The ground rent is £50 per annum.

TENURE

The lease is for a period of 199 years from 1988 and has 167 years remaining.

COUNCIL TAX BAND A

EPC RATING C

VIEWING

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

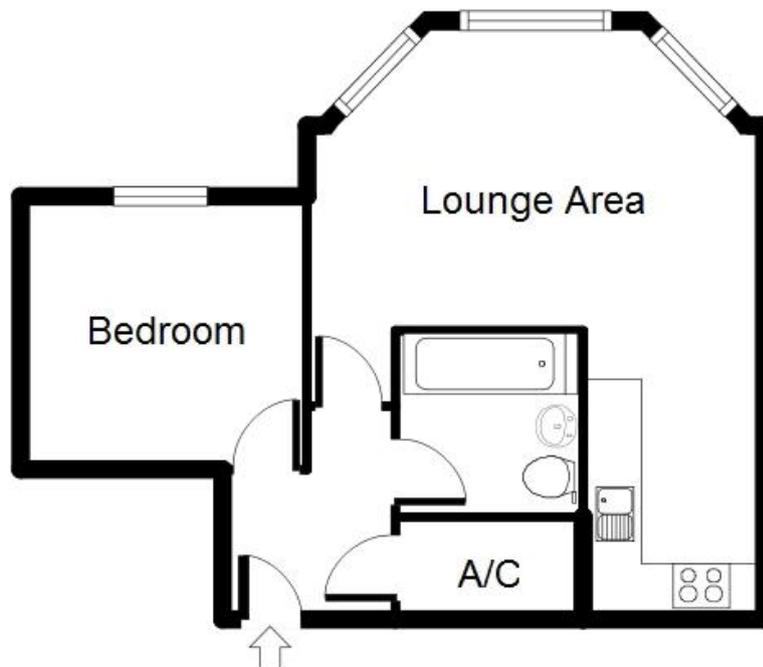
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