Chelston, Torquay

- Virtual Tour/Online Viewings Available
- Grade II Listed First Floor Apartment
- 3 Bedrooms (2 Doubles)
- Modern Fitted Kitchen & Bathroom
- Very Well Presented Throughout
- Gardens to Front
- Off Road Parking for 2 Cars
- Sought-After Location

Asking Price:

£230,000

Leasehold

EPC RATING: Exempt

Upper Kismet, Greenway Road, Chelston, Torquay, TQ2 6JE - Draft

A charming and elegant apartment situated on the first floor of this period grade II listed property in a highly sought-after residential road overlooking St Matthews Church and the adjacent green. Providing spacious accommodation, this converted apartment is offered for sale in superb condition and tastefully presented throughout and boasts an abundance of character and period features including sash windows, coved ceilings and a feature fireplace. Benefitting from its own private entrance and gas central heating, internal viewings come highly recommended to appreciate the location, accommodation and all the attributes the lovely home offers.

Located in the heart of Chelston, which is a popular and vibrant part of Torquay with an active local community, the property is only a short walk from the sea front. The medieval village of Cockington, surrounded by nearly 500 acres of parkland, lakes and woodland walks, is also close by. A full range of local shops and amenities are to be found a short distance away on Walnut Road & Old Mill Road. Torquay itself provides a wonderful quality of life for its residents with a stretching sea front and beach, picturesque harbour, excellent shopping facilities, waterside restaurants, a theatre and bars. Internationally renowned water sports are held in the sheltered bay and the area provides many scenic walks along South Devon's coastal footpaths, with local golf courses also nearby. There are first class educational facilities on your doorstep; within a couple of miles are Torquay boys' and girls' grammar schools as well as a number of well-regarded state and private sector schools.

Accommodation:

With a gate and path leading to an open porch, the private front door leads to the hallway with laminate flooring, storage cupboard and steps to the landing. The lounge has a sash window to rear overlooking St Matthews Church and has a tiled open fireplace, dado and picture rails and coved ceiling. An archway leads to the kitchen/breakfast room with a sash window to front and a modern range of wall and base units, work surfaces and matching splashbacks with inset sink unit, integrated oven and hob and spaces for appliances. There are three bedrooms, two of which are large doubles and one has a multi fuel burner and is currently arranged as a second living room. There is also a modern bathroom with white suite.

Gardens: A gate and path lead past the garden to the front door. The garden is on two levels with the higher level being paved making an ideal area for enjoying the sun and alfresco dining with timber shed and steps to the lower level which is mainly laid to lawn with shrub borders and paved drying area.

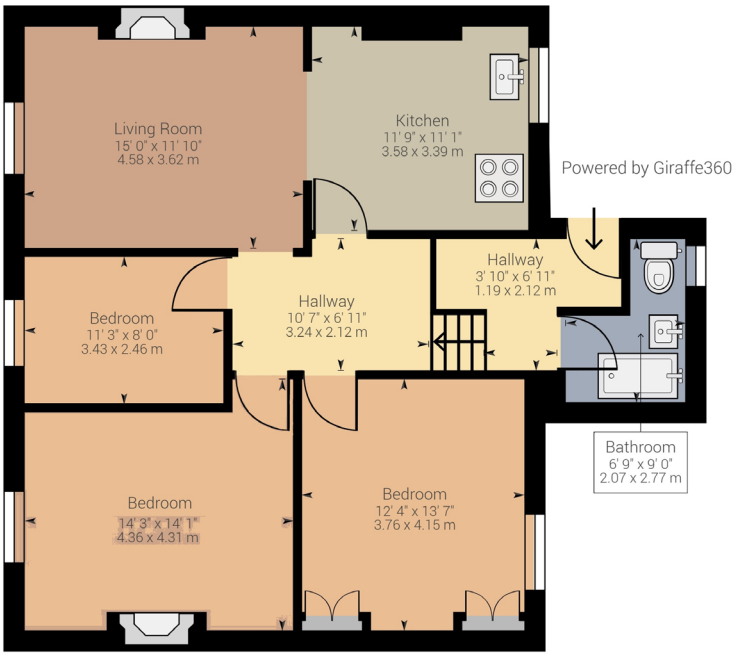
Parking:

Outside at road level there is off road parking for two cars.

Agents Notes

Council Tax Band:	Currently Band C.
EPC:	Exempt as Grade II Listed.
Leasehold:	1000 years from 1975.
Maintenance:	First Floor Flat Constributes 11/30ths.

Floor Plans - For Illustrative Purposes Only



Approximate net internal area: 948.16 ft² / 88.09 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

Directions

Leave Torquay and follow the Torbay Road in the direction of Paignton. Turn right at the Grand Hotel into Rathmore Road and shortly left to stay on this road. At the junction turn left onto Walnut Road, and then first right onto Rousden Road. At the junction turn left onto Old Mill Road which becomes Greenway Road. Pass through the junction continuing on Greenway Road and after a short distance you will find the property on your left hand side.

Energy Performance Certificate

Full report available on request

Exempt as Grade II Listed

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers.To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.

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