



Kents Road, Torquay, TQ1 2EN
Price: £265,000 Tenure: Leasehold



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Three Bedroom Town House

- Short Walk To Wellswood Shops
- Lounge
- Fitted Kitchen With Built-In Appliances
- Three Double Bedrooms
- En-Suite Facilities
- Family Bathroom / WC
- Communal Gardens
- Double Glazing
- Internal Viewing Highly Recommended
- EPC - C

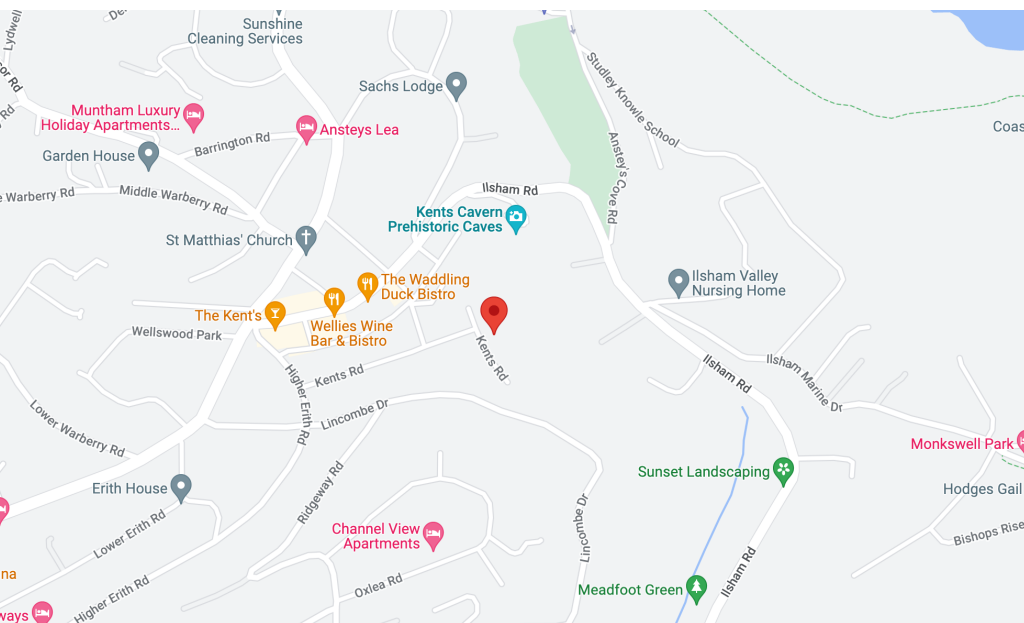


A Recently Refurbished Three Bedroom Town House In The Desirable Wellswood Area

Forming part of Riversdale Villas, an attractive Victorian property, The Lodge is located at the end of a quiet tree lined road only a short walk from the conveniences of Wellswood Village, and is within the Lincombes Conservation Area. Laid out over three levels, the accommodation briefly comprises of a well equipped kitchen, dining room, WC, sitting room, three double bedrooms (master en suite), study and a large family bath and shower room. Outside, there is access to a large communal garden to the rear.



Ideally located in the desirable Wellswood area of Torquay, a popular area thanks to its leafy and tree lined roads, quiet ambience and the parade of boutique shops, restaurants, coffee shops as well as the well regarded Kents Tavern. Torquay is the heart of the English Riviera, famed for its mild climate and crystal clear waters interspersed with palm fringed sandy beaches. The harbour, with its large marina, palm trees and subtropical gardens, elegant Georgian terraces, as well as a myriad of bars and restaurants, one with Michelin-starred cuisine, remains the most attractive area. Torquay is well connected with rail links to London via Newton Abbot, The county capital of Exeter and the M5 is now within easy reach thanks to the newly opened South Devon Link Road, where you will also find Exeter Airport with flights to a range of European and international destinations.



Length of lease for the property is 999 years from 2011
 - Share of Freehold (self managed)
 No ground rent
 Service charges are approximately £125 per calendar month, including insurance
 Council tax band - E
 EPC band - C



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We refer potential purchasers to Sheehan Legal for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying & Team Removals for removals. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Sheehan Legal £150, Greenlight Mortgages £50 to £300, McCluskey Surveyors £50, Team Removals £50. We have carefully selected these associates for the quality of their work and customer service levels.

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