



## Terracina, Lower Erith Road

£850 pcm

Wellswood, Torquay, TQ1 2PX

- RECEPTION HALL
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- TWO BEDROOMS
- BATHROOM
- PRIVATE COURTYARD
- ALLOCATED PARKING
- COMMUNAL GARDENS
- UNFURNISHED
- EPC - C

Forming part of a modern extension to an elegant period villa this spacious TWO BEDROOM APARTMENT boasts new carpets and redecoration throughout and benefits from allocated parking and its own private courtyard garden.

Set in the prestigious district of Wellswood within a peaceful tree lined road, the amenities at nearby Ilsham Road are within easy reach providing a 'village' ambience where post office, pub, bistro restaurant, delicatessen and highly regarded Primary School can all be found. Torquay's bustling harbour, sea front and main town centre lie at the base of the hill with an array of waterside bars and restaurants, shopping facilities and host of leisure activities.

Regret no smokers or pets.

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## **COUNCIL TAX BAND**

'C' - Torbay Council.

## **DEPOSIT**

£980

## **DIRECTIONS**

Sat Nav. TQ1 2PX. On leaving our office in St Marychurch turn right at the traffic lights onto Babbacombe Road (A379) and follow for approximately two miles progressing through Babbacombe towards Wellswood. On reaching Wellswood you will pass St Matthias Church on your left hand side. Continue past Ilsham Road and Lincombe Hill, turn next left into Acadia Road. Turn first right into Lower Erith Road and continue along the road where Terracina will be found on your right hand side.

## **PERMITTED PAYMENTS & TENANT PROTECTION INFORMATION**

Prior to the commencement of your tenancy (Payable to John lake Lettings 'The agent'):-

Holding deposit: 1 week's rent.

Security deposit: 5 week's rent.

1 month's rent: Minus the holding deposit originally paid.

Please Note: The holding deposit is paid to reserve a property and will go towards the first month's rent should referencing be satisfactory. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).





During the tenancy (Payable to John lake Lettings 'The agent'):

Variation of contract: £50

Lost keys or other security devices: Payment of incurred costs of replacement loss of keys/security devices.

Unpaid rent: Payment of interest for the late payment of rent at a rate of 3% above the Bank of England Base Rate. This will not be levied until the rent is more than 14 days in arrears.

John Lake Gilt Edged Lettings Limited is a member of Propertymark which is a client money protection scheme, and also a member of The Property Ombudsmen which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

The Old Town Hall  
Manor Road  
St Marychurch,  
Torquay TQ1 3JS

**SALES**

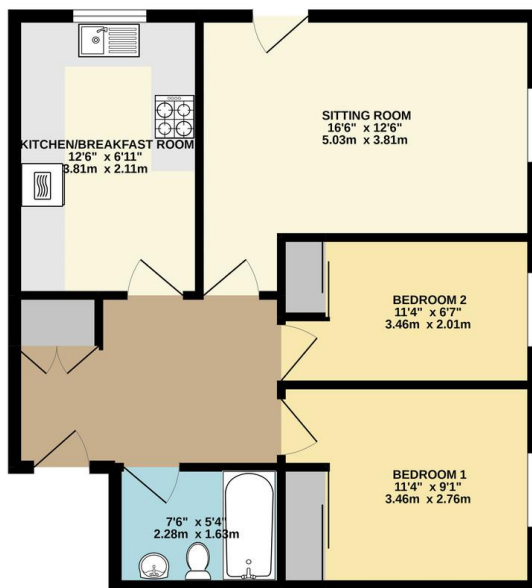
01803 328899  
property@johnlake.co.uk

**LETTINGS**

01803 328811  
office@johnlakelettings.co.uk



GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 sq.m.) approx.  
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 guidance purposes only and should be used as such for 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.  
Made with hertape 12002



**IMPORTANT** John Lake would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

