



Collaton House

Old Torwood Road, Torquay

£155,000 Leasehold

- RECEPTION HALL
- SITTING/DINING ROOM
- KITCHEN
- BEDROOM
- BATHROOM
- PRIVATE DECKED TERRACE
- ALLOCATED PARKING SPACE PLUS VISITORS SPACES
- COMMUNAL GARDENS
- EPC - C
- CHAIN FREE

This ONE BEDROOM APARTMENT is situated on the GROUND FLOOR of a modern purpose built development set within a desired position with just a short walk to the harbour side and shops at Wellswood. The apartment offers well-proportioned accommodation with a kitchen opening on to the living area, providing an open plan feeling. The bedroom benefits from a private outside door way, giving access to a private area of outside space. This apartment has the added benefit of one allocated parking space within the grounds of the development, with additional visitors parking spaces available.

Torquay's town, harbourside and yacht marina lie at the base of the hill from Collaton House offering a hive of activity and boasting a wealth of water sports, waterside restaurants, bars, theatre and shopping to name just a few attributes. Local amenities can be found at nearby Wellswood with its village ambiance, providing a parade of shops, restaurants, pub and Church.

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Old Torwood Road, Torquay, TQ1 1PP

OWNER INSIGHT

"My mother bought the flat as an investment and rented it out very easily. The very first time I visited the apartment block with her I was immediately struck by the appealing setting, and well-kept appearance of the communal areas and block in general, along with its close proximity to the town centre.

It has always felt a very safe and secure location and I am sure it will make a great first home or investment purchase."

STEP INSIDE

From the communal entrance a private front door opens to the RECEPTION HALL with electric consumer unit and deep storage cupboard. The SITTING/DINING ROOM is a bright room with window to the front and wall mounted gas fired boiler. An opening leads through into the KITCHEN which is fitted with a range of matching units and wood effect working surfaces with inset sink unit. Built-in electric oven, four ring gas hob, provisions for washing machine, integrated slimline dishwasher fridge. BEDROOM 1 with deep built-in wardrobe and door with front aspect opening onto a private decked patio.

BATHROOM with matching suite of panelled bath with electric shower over, wash hand basin and WC with concealed cistern. Part tiled walls and radiator.

STEP OUTSIDE

The apartment benefits from a private decked terrace accessed from the bedroom and provides a private entrance to the property from the car park. Allocated Parking Space situated to the front of the development plus visitors parking. To the Babbacombe Road frontage there are the communal gardens, attractively landscaped and mainly laid to lawn with mature plants, shrubs and trees with gated access to Babbacombe Road. To the rear of the development a door gives access to a courtyard with circular paved patio, rotary washing lines and bin store with gated access onto Old Torwood Road.

ADDITIONAL INFORMATION

Gas Central Heating

Double Glazing

Length of Lease - 999 years from 2001

Service Charge - £900 per half year (1 July 2022 - 31 December 2022)

Council Tax Band - B (Torbay Council)





OUR AREA

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ1 1PP. From Torquay's harbourside keeping Hoopers Department Store on the left and the harbour on the right, turn left at the clock tower into Torwood Street and at the traffic lights continue straight ahead onto the Babbacombe Road (A379), continue around the 'S' bend, turn left into Old Torwood Road (which is a one-way system), Collaton House stands on the left hand side approximately 100 yards.

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

SALES

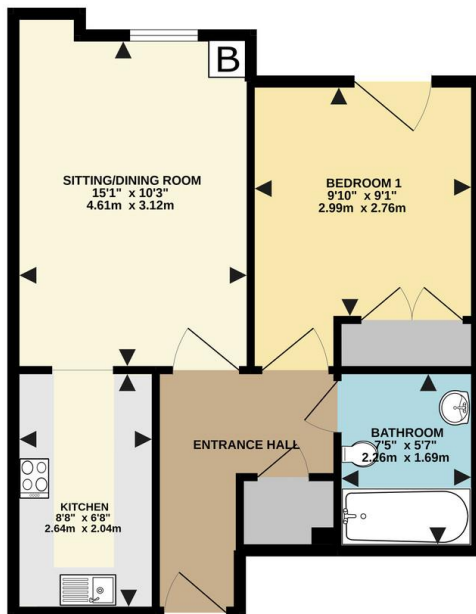
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GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by 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.
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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.

