



## Avonwick

Aveland Road, Babbacombe, Torquay

£650 pcm

- ENTRANCE HALL
- SITTING ROOM
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- OFF ROAD PARKING
- COMMUNAL GARDEN
- UNFURNISHED
- EPC - C

This FIRST FLOOR APARTMENT forms part of a select development located in the heart of Babbacombe, one of Torquay's most sought after locations. Tastefully presented with neutral décor throughout, Avonwick provides allocated off road parking and use of the communal garden with seating areas and clothes drying facilities.

Enviably positioned, the property stands just a stone's throw from a host of amenities and leisure activities including Cary Parks with bowls and tennis clubs, shops, medical practice, and Church. The picturesque Babbacombe Downs is within easy reach from where the wooded hillside winds down to the shingle beaches of Oddicombe and Babbacombe, home to the renowned cliff railway and Babbacombe Theatre.

Regret no smokers or pets.

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# Avonwick, Aveland Road

Babbacombe, Torquay, TQ1 3PT

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## **COUNCIL TAX BAND**

'A' - Torbay Council.

## **DEPOSIT**

£750

## **DIRECTIONS**

SAT NAV: TQ1 3PT. On leaving our office in St Marychurch turn left and head down Manor Road. Turn left into Stanley Road and at the end bear left around the park and into Cary Avenue. Turn right into Aveland Road and the development can 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

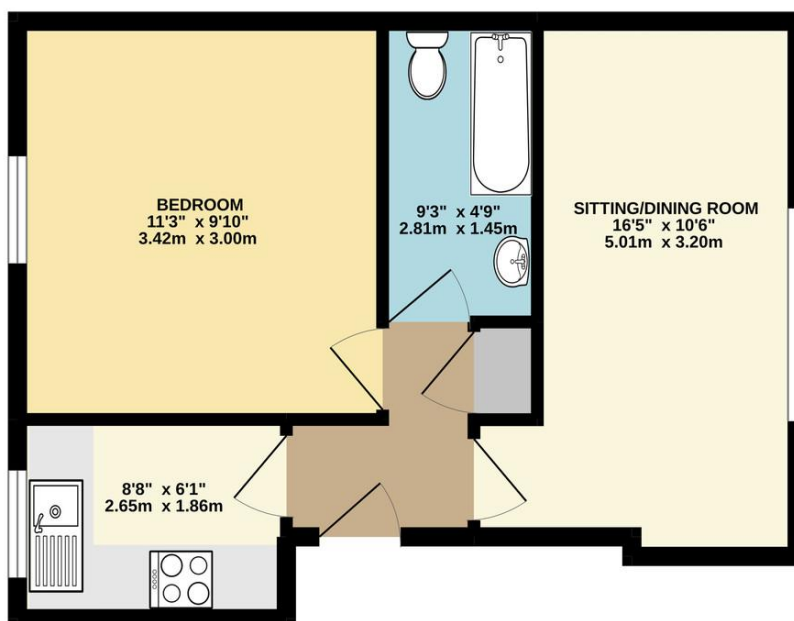
01803 328899  
property@johnlake.co.uk

## LETTINGS

01803 328811  
office@johnlakelettings.co.uk



### FIRST FLOOR FLAT 403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA - 403 sq.ft. (37.4 sq.m.) approx.

**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.

