



Kents Road

Wellswood, Torquay

£180,000 Leasehold

- GARDEN APARTMENT
- RECEPTION HALL
- SITTING/DINING ROOM
- KITCHEN
- 2 BEDROOMS
- BATHROOM/SEP WC
- PRIVATE PAVED GARDEN
- EPC - C
- DESIRABLE LOCATION

A well-presented LOWER GROUND FLOOR APARTMENT set within a converted, period Grade II Listed development of residential apartments and benefits from two well-proportioned bedrooms, bathroom, spacious sitting room and kitchen. To the outside is a private enclosed courtyard garden.

Kents Road is ideally situated just a short stroll from Ilsham Road with a variety of shops, eateries, chemist, post office and pub with St Matthias Church also close by. The local bus service can also be found here with a regular service to either Torquay's town centre or Babbacombe, St Marychurch and beyond. The beautiful Meadfoot Beach is also located close by where many people enjoy the walks across the level greens and around the coastline of Meadfoot towards Daddyhole Plain.

Kents Road

Wellswood, Torquay, TQ1 2NL

STEP INSIDE

From Kents Road a path and steps descend down to the communal entrance from where a private obscure glazed door opens to the RECEPTION HALL with built in storage cupboard and door to the private garden. The SITTING/DINING ROOM is a spacious room with window overlooking the front approach, wall mounted electric fire and wood effect flooring. A square opening leads through into the KITCHEN, fitted with a range of beech wood effect fronted units and working surfaces with inset sink unit. Fitted electric oven and hob over with filter hood above, provision for washing machine and space for fridge/freezer. BEDROOM 1 with large window to the rear enjoying a view over the rear courtyard. BEDROOM 2 with window to the rear and built-in cupboard housing the gas fired boiler. SHOWER ROOM with white suite of panelled bath with shower over and wash hand basin. Part tiled walls and chrome ladder style heated towel rail. SEPARATE CLOAKROOM with WC, part tiled walls and obscure window.

STEP OUTSIDE

This apartment benefits from its a PRIVATE COURTYARD GARDEN to the rear, mainly paved for ease of maintenance with several raised shrub borders. A gated passage to the back of the courtyard gives pedestrian access to Kents Lane. To the front of the property is a sheltered outside space, ideal for table and chairs.

ADDITIONAL INFORMATION

Gas Central Heating

Length of Lease - 99 years from 2005

Service Charge - £900 per annum approximately
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 2NL. From Torquay Harbour take the Babbacombe Road and after approximately one and three quarter miles turn right into Ilsham Road and immediately right into Higher Erith Road. Turn first left into Kents Road and the property is found on the left hand side.

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

SALES

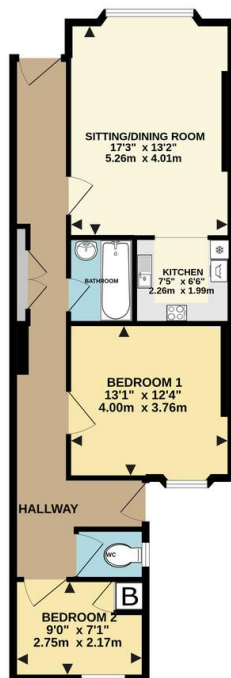
01803 328899
property@johnlake.co.uk

LETTINGS

01803 328811
office@johnlakelettings.co.uk



GROUND FLOOR



While 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 illustrative 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.
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