



## 2 Highstead, Bronshill Road

Torquay, TQ1 3HD

£895 pcm

- ENTRANCE HALL
- OPEN PLAN SITTING/DINING ROOM & KITCHEN
- DOUBLE BEDROOM
- SHOWER ROOM
- LARGE PRIVATE TERRACE
- OFF ROAD PARKING
- UNFURNISHED
- EPC - C

This NEWLY REFURBISHED ONE BEDROOM APARTMENT is presented in an immaculate order with neutral décor throughout. The property also benefits from off road parking, large private terrace and spacious room sizes whilst boasting a modern kitchen and shower suite.

Highstead stands within a few miles distance of Torquay's bustling town centre and harbourside with a host of waterside restaurants, shops, theatre and mooring facilities. Local amenities at nearby St Marychurch and Babbacombe are also easily accessible where the cliff railway or winding pathways lead down the wooded hillside to the shingle beaches of Babbacombe and Oddicombe. Plainmoor Swimming Pool, Torquay United and Lidl supermarket are all found within a stone's throw of the property.

Regret no smokers or pets.

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## **COUNCIL TAX BAND**

'A' - Torbay Council.

## **DEPOSIT**

£920.

## **DIRECTIONS**

SAT NAV: TQ1 3HD On leaving our office in St Marychurch turn left and head down Manor Road to the traffic lights. Continue straight ahead into St Marychurch Road and continue through the Plainmoor shops and past Lidl supermarket. Remaining on St Marychurch Road turn left into Bronshill Road and Highstead 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**  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 634 sq.ft. (58.9 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 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.

