



**Ridgewater**  
Local • Independent • Experts

**2 Bedroom Flat for Sale in Petitor Road, St Marychurch**

**£125,000**

# FLOOR PLAN



## DESCRIPTION

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Links View is situated in a convenient level location between the shops and pedestrianised precinct at St Marychurch and the golf course at Petitor. Flat 4 is situated on the first floor and offers spacious, well presented accommodation which has been refurbished throughout just a couple of years ago with a modern kitchen and shower room. The flat has gas fired central heating and double glazing. Outside are a small communal garden and a parking space in the residents car park.

The flat is within walking distance of a range of facilities and amenities including churches, the pedestrianised shopping precinct in Fore Street and the open spaces of Petitor giving access to coastal walks and beaches. Bus services operate from St. Marychurch to Torquay town centre.

The flat is being offered with the benefit of no onward chain.

#### **Accommodation.**

Shared entrance door to the side of the building opening to the entrance hall. Stairs with a handrail and balustrade lead up to the First Floor Landing. Door opening to Flat 4.

**Long Entrance and Inner Hall** with built in storage cupboard and meter cupboard. Coved ceiling and access to the loft area. Dado rail. Radiator.

**Lounge.** 14'1" x 9'9" (4.30m x 2.99m). Double glazed window with views to the side of the building and the surrounding area. Coved ceiling. Modern wood effect flooring. Cupboard to one corner housing the hot water cylinder. Radiator. Door opening to the

**Kitchen.** 8'8" x 6'2" (2.66m x 1.90m). Double glazed window with views to the side of the building and the surrounding area. Refitted with a good range of modern units in a white finish comprising floor base cupboards and drawers with roll edge worktop areas and an inset stainless steel sink unit with a mixer tap and under sink water heater. Matching wall cupboards. Tiled surrounds. Fitted electric hob, oven and cooker hood. Space for a washing machine and fridge/freezer. Cupboard housing the gas fired boiler. Coved ceiling with a spotlight fitting. Modern wood effect flooring.

**Shower Room/WC.** 8'9" x 4'2" (2.67m x 1.28m). Refitted with a modern white suite comprising a close couple WC and a vanity washbasin with a mixer tap and cupboards below. Glazed shower cubicle with an electric shower unit. Coved ceiling. Tiled walls. Extractor fan. Chrome ladder style radiator/towel rail. Wall mirror and shelf.

**Bedroom 1.** 10'6" x 9'1" (3.21m x 2.79m). Double glazed window with views to the side of the building and the surrounding area. Coved ceiling. Radiator.

**Bedroom 2.** 12'4" x 7'3" (3.78m x 2.21m). Double glazed window with views to the side of the building and the surrounding area. Coved ceiling. Radiator.

**Outside.** Small communal garden and drying area. Under building Storage area.

**Parking Space** for one car in the residents car park.

Energy Performance Rating Band D.

Council Tax Band A (£1,352.27 2022/23).

Tenure. Leasehold. Residue of 199 year lease from 1990 with a share of the freehold held by Links View Management Co Ltd. Current service charge £1,795.12

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

# PHOTOS

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**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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