



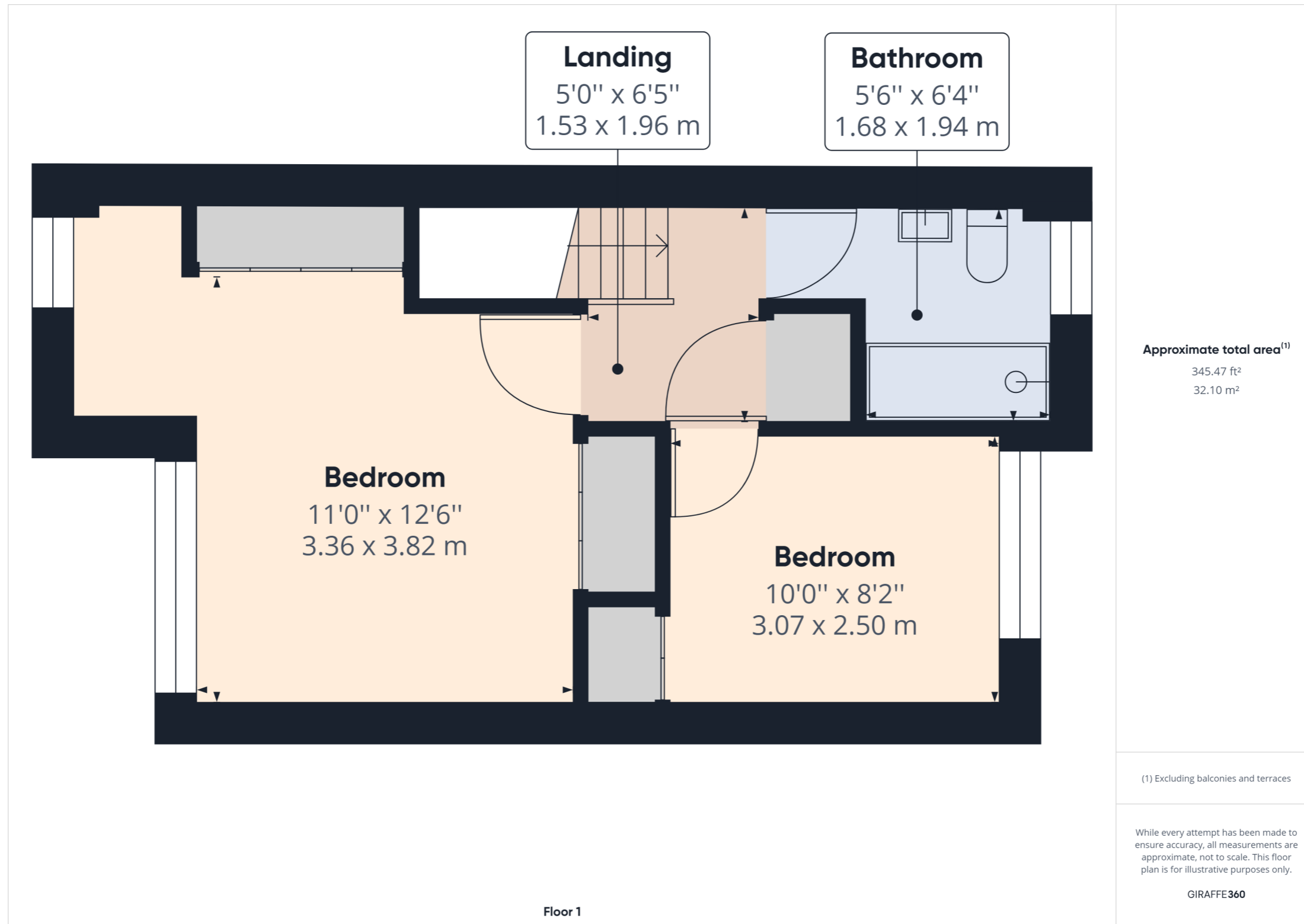
**Ridgewater**

Local • Independent • Experts

**2 Bedroom Town House for Sale in Wellswood, Torquay**

**£295,000**

# FLOOR PLAN



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# DESCRIPTION

A charming, modern town house set in a quiet, level cul de sac of similar properties, just on the edge of the prestigious Wellswood Village. Within a short stroll of the shops including restaurants and grocery shops and close to a bus service which operates between the Harbour and Babbacombe/St Marychurch. Pleasant woodland and coastal walks can be enjoyed through Ilsham Valley and its surrounding area. There are beaches nearby at Meadfoot and Ansteys Cove.

The property is well presented and offers bright and spacious living accommodation with large double glazed windows and gas fired central heating. The roof has just recently been insulated and re-covered. There is a modern kitchen and the bathroom has been changed to create a modern shower room. There are small conservatories to both front and rear, one of which is currently used as a hobbies room. There are small gardens to both front and rear, with the rear being totally enclosed and private. A car port and driveway provide parking spaces to the front of the house.

## Accommodation.

**Double Glazed Entrance Conservatory.** 7'0" x 6'4" (2.14m x 1.95m). Double glazed doors, windows and roof. Frosted double glazed door to entrance area.

**Ground Floor Cloakroom/WC.** 5'9" x 2'9" (1.78m x 0.85m). Modern white suite comprising a close couple WC and a wash basin with a tiled splash back and cupboard below. Obscure double glazed window.

**Lounge/Dining Room** 23'4" x 14'8" (7.13m x 4.49m) narrowing to 8' (2.44m) at the dining end of this room. Coved ceiling. Modern feature fireplace with electric log effect fire. Two radiators. Television aerial and telephone points. Understairs cupboard. Double glazed window looking through the conservatory to the front. Double glazed patio door to

**Rear Conservatory** 7'1" x 5'9" (2.18m x 1.77m). Double glazed windows and door to rear garden.

**Kitchen** 11'4" x 6'5" (3.46m x 1.96m). Fitted with modern white gloss effect wall and floor units having cupboards and drawers under roll edge worktop surfaces. Tiled surrounds. Stainless steel sink unit with a mixer tap. Four ring electric hob with oven

beneath. Space and plumbing for a washing machine. Integral fridge/freezer. Coved ceiling. Double glazed window overlooking rear garden.

Stairs to **First Floor.**

**Landing.** Airing cupboard housing the British Gas condensing gas fired combination boiler. Heated ladder style radiator.

**Bedroom 1** 14'6" x 14'9" (4.42m x 4.5m) narrowing to 11'0" (3.36m). A spacious room with double and treble built in wardrobes. Two double glazed windows to the front with open views over the surrounding area. Telephone point. Radiator. Coved ceiling.

**Bedroom 2** 2 10'0" x 8'2" (3.07m x 2.50m) plus built in wardrobe. Double glazed window to the rear giving a pleasant tree lined outlook over the surrounding area. Radiator.

**Modern Shower Room/WC.** 6'4" x 5'6" (1.94m x 1.68m). Fitted with a modern white suite comprising large double shower cubicle with a chrome mixer shower and rainfall shower head, sliding glazed door and screen. WC with a concealed cistern and vanity wash basin with cupboards to the side and below and mirror fronted cabinets above. Walls finished with shower walling. Tiled effect flooring. Extractor fan. Recessed ceiling lights. Ladder style radiator. Obscure double glazed window to the rear.

## Outside.

**Front. Car Port** plus **Parking Space** for extra vehicles. Brick, paved and cobbled courtyard area with well stocked border bed. Outside tap.

**Rear.** Small garden enclosed by walls and fencing with paved flooring ideal for potted plants and containers. Outside tap.

Tenure. Freehold with an annual figure towards upkeep of the road, communal areas and annual ground rent. (Last paid £151.13)

Council Tax Band C (£1895.78 2023/24).

Energy Performance Rating Band C.

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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