



Flat 4, Russell Court

Higher Erith Road, Torquay

£425 pcm

- GROUND FLOOR
- ENTRANCE HALL
- BEDROOM/SITTING ROOM
- KITCHEN
- BATHROOM
- COMMUNAL GARDEN
- OFF ROAD PARKING
- UNFURNISHED
- EPC – EXEMPT AS GRADE II LISTED
- WATER INCLUDED IN RENT

Having recently been refurbished throughout just over six months ago which included a new kitchen, bathroom and carpets this GROUND FLOOR STUDIO APARTMENT benefits from off road parking and communal gardens whilst being set in a sought after location.

The local Wellswood village is just a pebbles throw away with a parade of shops, restaurants and pub whilst more comprehensive facilities are found a few miles distance at Torquay's Harbourside and Town Centre providing a variety of stores, waterside restaurants, coffee shops, theatre and mooring facilities to name but a few. A scenic walk can also be enjoyed nearby through the wooded Ilisham Valley to Meadfoot Beach.

Please note water bills are included within the rent. Regret no smokers or pets.

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Higher Erith Road, Torquay, TQ1 2NQ

APPROACH

Secure communal door opens into the communal hallway where a private entrance door opens to the:-

ENTRANCE HALL

Smoke detector, modern electric heater and doors leading to separate rooms.

BEDROOM/SITTING ROOM

11' 1" x 10' 11" (3.40m x 3.35m)

Modern electric heater and window to the front elevation.

KITCHEN

7' 10" x 5' 11" (2.40m x 1.82m)

Comprising of matching base units, drawer and wall mounted cabinets. Roll edge work surfaces with complimentary tiled splashbacks and inset stainless steel sink unit with chrome mixer tap and single drainer. Fitted electric oven with four ring hob and extractor hood over. Provisions for an automatic washing machine and fridge/freezer. Window to the front elevation.

BATHROOM

Suite comprising panelled bath with electric shower over, pedestal wash hand basin and W.C.

COMMUNAL GARDENS

Mainly laid to lawn for use of all the residents.

PARKING

Off road parking for one vehicle.

COUNCIL TAX BAND

'A' - Torbay Council.

DEPOSIT

£425





DIRECTIONS

SAT NAV: TQ1 2NQ - From our office in St Marychurch turn right at the traffic lights and travel down Babbacombe Road towards Wellswood. Shortly after passing St Matthias Church on your left, turn left into Ilisham Road and immediately right into Higher Erith Road. The development can be found towards the end of Higher Erith Road on your right hand side.

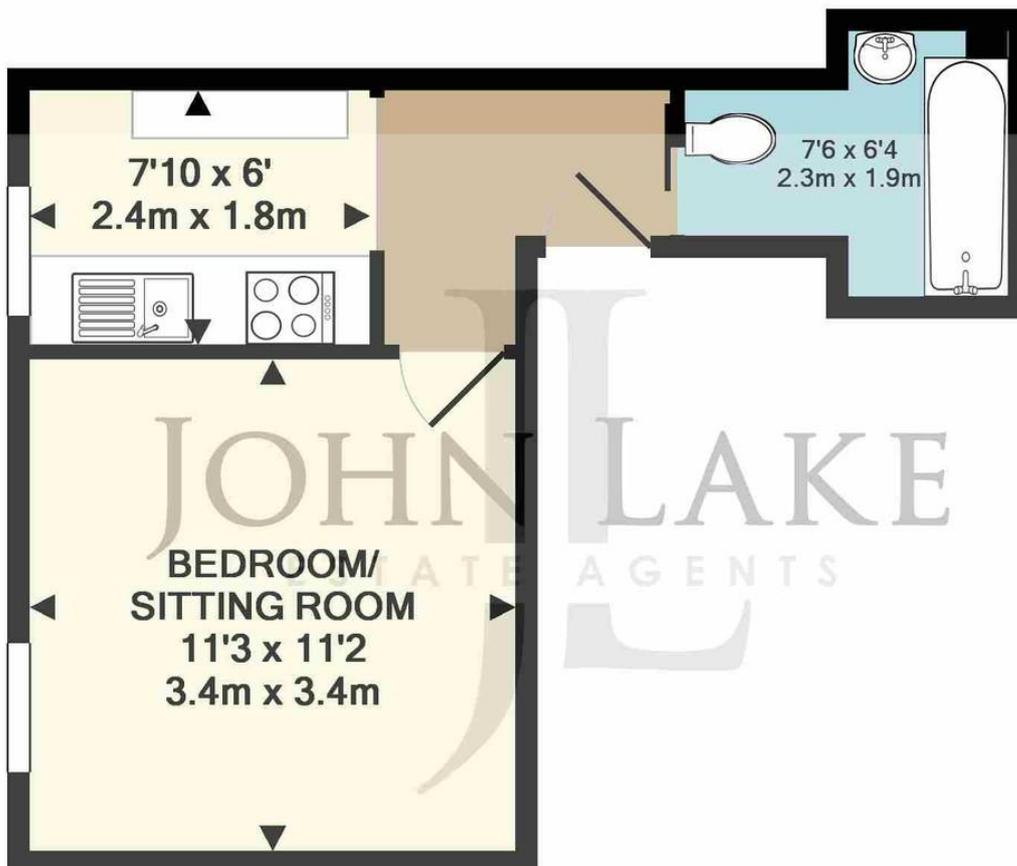
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TOTAL APPROX. FLOOR AREA 243 SQ.FT. (22.6 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT John Lake would inform prospective purchasers that these sales particulars 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 illustrative 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.

