Glenside Court
Higher Erith Road, Wellswood, Torquay

A one bedroom FIRST FLOOR APARTMENT situated in an established AGE RESTRICTED DEVELOPMENT in Wellswood, close to the parade of local shops in Ilsham Road. Offering independent living in a convenient location the apartment overlooks the front of the development and benefits from well-planned accommodation with its own private balcony as well as allocated parking. Glenside Court also has the use of attractive communal gardens.

A host of amenities are within comfortable walking distance at Wellswood, Torquay’s most exclusive district, including comprehensive range of independent shops, Co-op store, well supported St Matthias Church, post office and Kents Pub, with picturesque Ilsham Valley and Meadfoot Beach beyond. Torquay harbour and sea front lie at the base of the hill and Torquay’s three theatre’s, The Princess, Babbacombe and Little Theatre are all within easy reach.
OWNERS INSIGHT

“When looking to move to Torquay we immediately decided that Wellswood was the area that we wanted to live in. It is a lovely established district with a parade of local shops providing all that could be needed on a daily basis. Finding Glenside Court, right in the heart of Wellswood was ideal for us and we have certainly not been disappointed with our choice.”

“Glenside Court provides occupants a peaceful location in which to live and it is set within beautiful communal gardens, although my apartment also benefits from its own private balcony to enable me to sit out and enjoy the morning sunshine.”

“Whilst having the local amenities of Ilsham Road almost on the doorstep the scenic Meadfoot Beach and Torquay’s picturesque seafront and harbourside are just a short car journey away and I have spent many an afternoon enjoying these.”

STEP INSIDE

A security operated communal door opens to the lift or stair access rising to the first floor. A private front door with spyhole opens to the RECEPTION HALL with emergency intercom, cloaks cupboard housing the consumer unit. Airing cupboard with factory lagged cylinder with slat shelving and storage beneath. The SITTING ROOM enjoys views to the front of the development and has a tilt and open double glazed door leading out onto the BALCONY with decorative balustrading and tiled floor with views over the tree tops and rooftops of Wellswood. A multi paned glazed door opens to the KITCHEN fitted with a range of gloss white fronted units and working surfaces in a granite effect with inset sink unit. Spaces and provisions for cooker, washing machine, dishwasher and fridge/freezer. The DOUBLE BEDROOM has a front aspect with double glazed tilt and open window overlooking the balcony. Built-in double wardrobe. The SHOWER ROOM is fitted with a champagne suite of double shower cubicle with Mira Advanced shower, wash hand basin and WC. Part tiled walls, heated towel rail and extractor fan.

STEP OUTSIDE

The apartment benefits from a BALCONY running the full width of the apartment and overlooks the front of the development. To the rear are attractive communal gardens, mainly laid to lawn for the enjoyment of all residents.

Apartment 21 has one ALLOCATED PARKING SPACE. On the garden level of Glenside Court each apartment has a lockable storage room.

GENERAL INFORMATION

PVCu Double glazing

Resident House Manager Emergency pull cord in all rooms.
Length of lease: 99 years from 1987
Maintenance: £2878.27 per annum
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 2RJ. From our office in St Marychurch, turn right at the traffic lights onto Babbacombe Road. Progress for approx. 1.5 miles (passing the Range Store) until you reach Wellswood. Shortly after passing St Matthias Church and Ilsham Primary School on your left, turn left into Ilsham Road and immediately right into Higher Erith Road (Keeping Kents Pub on your left). Glenside Court stands on your right hand side.
TOTAL APPROX. FLOOR AREA 458 SQ.FT. (42.5 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2019