



1 St Francis, Lower Woodfield Road

Torquay

£650 pcm

- RECEPTION HALL
- SITTING ROOM
- KITCHEN
- 2 BEDROOMS
- SHOWER ROOM
- SEPARATE W.C.
- BALCONY
- GARAGE
- UNFURNISHED
- EPC - TBC

This spacious PURPOSE BUILT APARTMENT offers well planned accommodation, generous storage and a garage to the rear of the development. Open views are enjoyed from the sitting room balcony and the main bedroom across the lower slopes of The Warberries and neighbouring hillside.

St Francis stands between the scenic Meadfoot Beach and Torquay's harbourside where the yacht marina, waterside restaurants and a host of amenities are positioned all within close proximity of the property.

Regret no smokers or pets.

1 St Francis, Lower Woodfield Road

Torquay, TQ1 2JY

APPROACH

From the secure communal doors a single staircase leads to the private entrance door which opens to the:-

RECEPTION HALL

Smoke detector, telephone door entry system and three built in storage cupboards, one with coat hooks and the other two with shelving. There are also three further smaller storage cupboards above. Airing cupboard with slat shelving, radiator and doors leading to separate rooms.

SITTING ROOM

15' 5" x 14' 5" (4.72m x 4.41m)

Feature fireplace, radiator, television point and double glazed window. Double glazed door with matching window opens to the:-

BALCONY

6' 6" x 3' 3" (2.00m x 1.00m)

Open views enjoyed across the lower slopes of The Warberries and neighbouring hillside.

KITCHEN

8' 4" x 6' 4" (2.55m x 1.94m)

Comprises matching base units, drawer and wall mounted cabinets. Roll edge working surfaces with inset stainless steel sink unit with two drainers and chrome mixer tap. Electric oven with four ring hob and space/provisions for a fridge/freezer, small dishwasher and automatic washing machine. Telephone point and double glazed window with built in extractor fan.

BEDROOM 1

13' 8" x 12' 4" (4.19m x 3.76m)

Radiator, built in wardrobe with hanging rail and shelving over and double glazed window allowing similar views to that of the balcony.

BEDROOM 2

12' 0" x 9' 0" (3.66m x 2.75m)

Radiator, built in wardrobe with hanging rail and shelving over and double glazed window.

SHOWER ROOM

Suite comprising corner shower cubicle with mains pressure shower and corner wash hand basin. Heated towel rail, underfloor heating, extractor fan and obscure window.

SEPARATE W.C.

Close coupled W.C., wash hand basin and obscure window.

GARAGE

Situated to the rear of the development with light, power and water.

COUNCIL TAX BAND

'B' - Torbay Council.

DEPOSIT

£750





DIRECTIONS

SAT NAV: TQ1 2JY. From Torquay harbourside (keeping Hoopers department store on your left and the inner harbour on the right) bear left at the clock tower into Torwood Street. At the traffic lights turn right and head up Meadfoot Road. Turn left into Lower Woodfield Road and St Francis will be found on the left 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.

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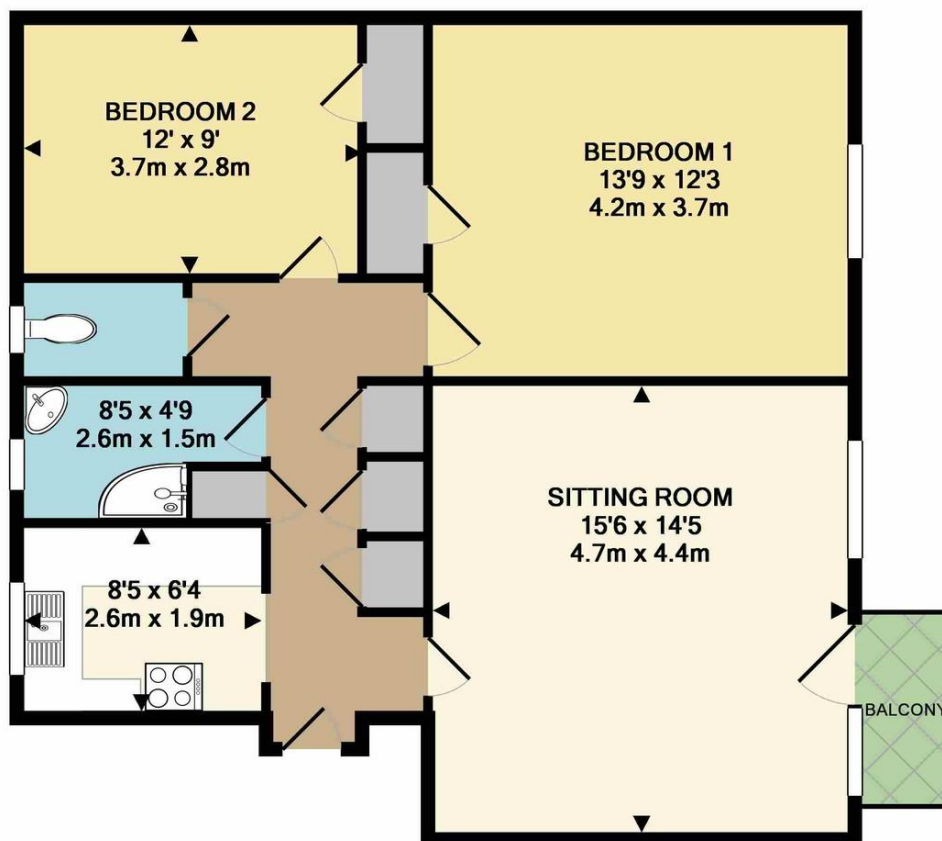
The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

01803 328899
property@johnlake.co.uk

LETTINGS

01803 328811
office@johnlakelettings.co.uk



TOTAL APPROX. FLOOR AREA 733 SQ.FT. (68.1 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 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.

