



Corbyn Mount, Underhill Road, Torquay

Leasehold £249,950



WILLIAMS HEDGE
estate agents



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FLAT 3, CORBYN MOUNT, UNDERHILL ROAD, TORQUAY, DEVON, TQ2 6QU
Purpose Built Apartment Being One of just Eight | Stunning Sea and Coastal Views | Hall | Lounge
Kitchen/Dining Room | Two Bedrooms (one with shower and en suite) | Guest Bathroom
Good Sized Sun Terrace | Car Space | Lovely Communal Gardens.

A purpose-built apartment situated one floor above garden level from where stunning sea and coastal views are enjoyed. The flat is one of just eight units served by a lift built in the late 1980's and is an intimate development occupying an enviable and very convenient location just a few yards from Livermead beach. The accommodation has night storage heating, uPVC double glazed windows and comprises hall, lounge, kitchen/dining room, two bedrooms (one with shower room en suite), and a guest bathroom. A feature is the good sized sun terrace which takes full advantage of the marine location, with stunning sea and coastal views. The development enjoys well-kept communal gardens and the apartment has an allocated car space with further visitors parking. The area is served by a parade of local shops and this apartment is convenient for busses, beaches and a lovely valley walk to picturesque Cockington and country park. Viewing is essential to appreciate all that this property has to offer.

The Accommodation Comprises

From the communal entrance, entrance door opens to

RECEPTION HALL Coved ceiling, night storage heater, store cupboard, airing cupboard with hot water cylinder, entry phone.



LOUNGE 16' 04" x 10' 04" (4.98m x 3.15m)
Fireplace and hearth, night storage heater, TV aerial point, magnificent open views of the sea across to Torquay harbour and towards the middle of the bay. uPVC double glazed window, uPVC double glazed sliding patio door, opening to



SUN TERRACE 13' 05" x 11' (4.09m x 3.35m) This superb sun terrace takes full advantage of the lovely marine location and enjoys spectacular views of much of the bay, taking in Torquay harbour and the lovely coastline.



KITCHEN/DINING ROOM 16' 03" x 8' (4.95m x 2.44m) Kitchen comprising range of fitted units with rolled edge work surfaces, work surface with inset 1 ½ bowl sink unit, cupboards under, space and plumbing for washing machine, integrated fridge, further work surface with inset electric hob, cooker over, integrated oven, range of cupboards and drawers, range of wall cupboards. Opening to



Dining area with uPVC double glazed window, night storage heater, TV aerial point, stunning sea and coastal views



BEDROOM 1 12' 04" x 10' 04" (3.76m x 3.15m) Coved ceiling, uPVC double glazed windows, fitted wardrobe, night storage heater, sea views.



EN SUITE SHOWER ROOM Tiled shower cubicle with electric shower unit, pedestal wash hand basin, close coupled W.C, part tiled walls, heated towel rail, uPVC double glazed window.



BEDROOM 2 11' 09" x 9' 08" (3.58m x 2.95m) Coved ceiling, fitted wardrobe, uPVC double glazed window, electric heater, lovely open and sea views.



BATHROOM Coloured suite comprising panelled bath with shower attachment, pedestal wash hand basin, close coupled W.C, bidet, part tiled walls, coved ceiling, strip light, shaver socket, extractor fan.

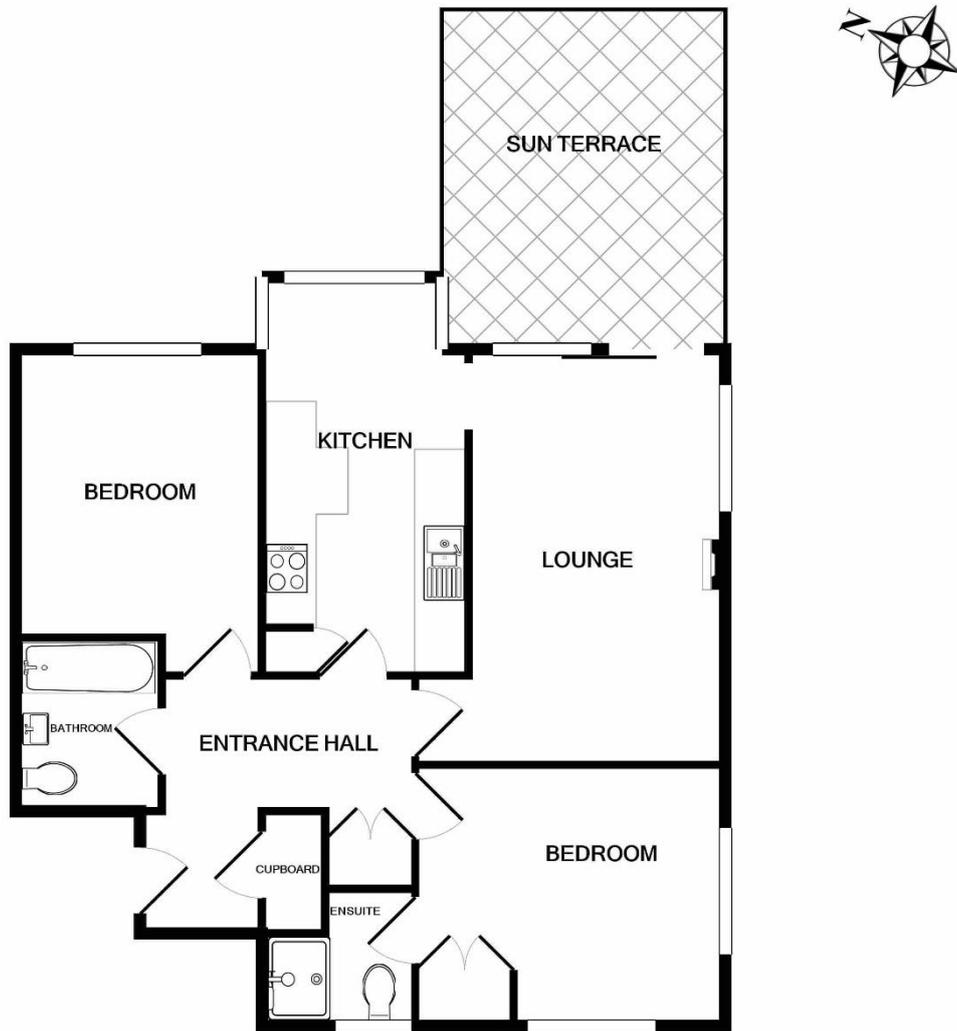
OUTSIDE

The property enjoys the use of large communal gardens which are beautifully kept, allocated car space plus visitors' space.

TENURE

Leasehold 199 years from April 1989
 Ground rent £100 per annum
 Maintenance £2,800 per annum to include water rates and maintenance of communal areas
 Management Company - Blenheim's on behalf of Corbyn Mount Management Co
 8 Apartments in block
 No sub-letting allowed
 No holiday letting allowed
 One small pet may be allowed at discretion of other flat leaseholders

This floorplan is not to scale and should be used only as a guide.



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Age: (unverified) 1989	Postcode: TQ2 6QU
Current Council Tax Band: E	Stamp Duty:* £2,499 at asking price
EPC Rating: C	
Electric meter position: Outside	Gas meter position: n/a
Boiler positioned:	Water: Included in maintenance charge
Loft: n/a	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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