



## LUMMATON CROSS, TORQUAY TQ2 8ET

ASKING PRICE £130,000





• **FIRST FLOOR FLAT • ONE DOUBLE BEDROOM • TWO RECEPTION ROOMS • INTEGRATED KITCHEN APPLIANCES • NEWLY FITTED SHOWER ROOM • ELECTRIC HEATING • UNDERFLOOR HEATING • STYLISH DECORATION • RECENTLY REFURBISH BUILDING • ASSIGNED PARKING**

## LOCATION

FAIRLEIGH IS A VICTORIAN VILLA SET IN THE POPULAR RESIDENTIAL LOCATION OF BARTON. WITHIN MOMENTS OF THE PROPERTY ARE LOCAL SHOPPING FACILITIES ON BARTON ROAD. THE POPULAR RETAIL PARK THE WILLOWS IS ONLY A SHORT DISTANCE AWAY WITH AN ARRAY OF MAINSTREAM RETAILERS AND SUPERMARKETS. THE PROPERTY IS PERFECTLY SERVICE BY PUBLIC TRANSPORT GIVING ACCESS TO BABBACOMBE DOWNS, TOWN CENTRE, TORQUAY HARBOUR AND TORBAY HOSPITAL.

## ACCOMMODATION

THIS BEAUTIFUL AND IMPOSING VICTORIAN VILLA WAS CONVERTED IN THE 1980S INTO SIX APARTMENTS. FLAT 1 IS SITUATED ON THE FIRST FLOOR OF THE BUILDING ACCESSED VIA AN ATTRACTIVELY DECORATED COMMUNAL HALLWAY.

THE FLAT ITSELF FEATURES A PLEASANTLY LIGHT AND AIRY LOUNGE WITH UNDERFLOOR HEATING, AN ORIGINAL STYLE FIREPLACE, WITH WOOD LAMINATE FLOORING AND A USEFUL CUPBOARD. THAT FLOORING AND UNDERFLOOR HEATING EXTENDS INTO THE FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES. THE BASE AND EYE LEVEL UNITS ARE WOOD FRAMED SHAKER STYLE WITH WOOD EFFECT WORK SURFACES. THERE'S A FOUR RING HALOGEN HOB AND A FAN ASSISTED OVEN AND GRILL BELOW, WITH AN EXTRACTOR HOOD OVER. THERE'S ALSO A FITTED AUTOMATIC WASHING MACHINE AND AN UNDER-COUNTER FRIDGE FREEZER.

THE BEDROOM IS A VERY GENEROUS DOUBLE WITH A CONVENIENT RECESS TO EASILY HOUSE A WARDROBE OR PERHAPS FITTED FURNITURE. THE LOFT HAS BEEN RECENTLY CONVERTED WITH A FULL WIDTH STAIRCASE,

AND OFFERS A LARGE AREA LIT WITH A VELUX WINDOW. THIS SPACE COULD SERVE AS A SECOND RECEPTION OR HOME OFFICE.

THERE'S A TILED SHOWER ROOM THAT ALSO FEATURES UNDERFLOOR HEATING AND A HEATED TOWEL RAIL. THE OVERSIZE SHOWER CUBICLE FEATURES A MIRA SHOWER AND THERE'S AN ADJACENT LINEN CUPBOARD, BASIN ATOP A TWO DRAWER VANITY UNIT AND A CLOSE-COUPLED W.C.

THERE IS GOOD STORAGE WITHIN THE APARTMENT WITH UNDER-STAIRS AND EAVES SPACE. THE ELECTRIC HEATING THROUGHOUT IS VERY ECONOMICAL.

## OUTSIDE

THIS APARTMENT BENEFITS FROM AN ALLOCATED PARKING SPACE.

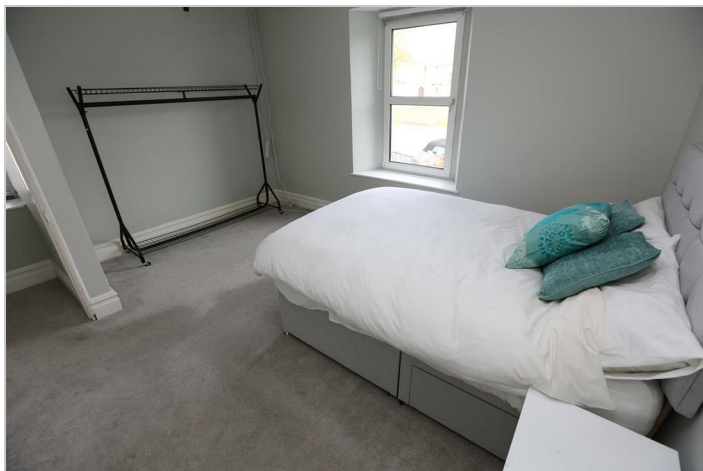
## LEASE INFORMATION

LEASE LENGTH - THIS PROPERTY WILL COME WITH A BRAND NEW 999-YEARS LEASE INCLUDING A SHARE OF FREEHOLD.

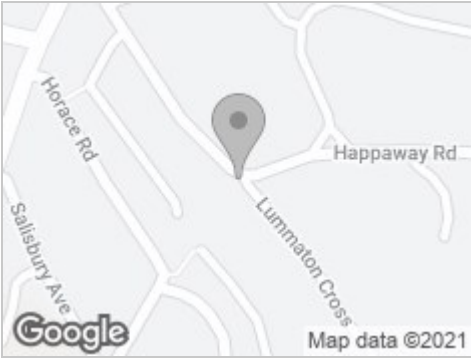
MAINTENANCE FEE - £65 PER MONTH (TO INCLUDE WATER). HAVING BEEN RECENTLY DECORATED, AND WITH A NEW ROOF, MAINTENANCE WORKS ARE NOT ENVISAGED FOR SOME TIME.

**01803 315770**





ROAD MAP



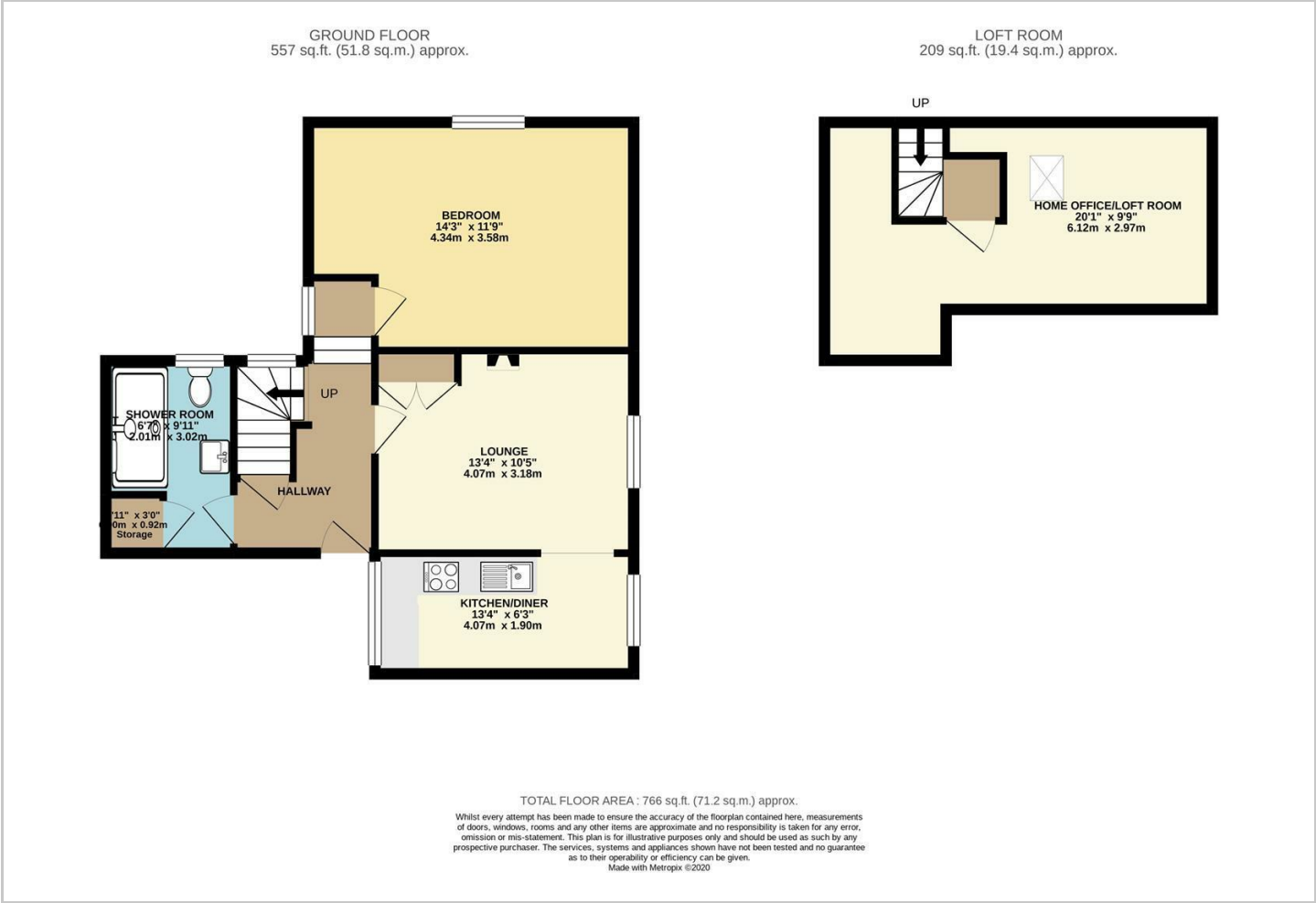
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND A

VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE  
ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING  
APPOINTMENT FOR THIS PROPERTY OR REQUIRE  
FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY.  
CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT 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. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

