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Gargan & Hart

Estate Agents



Rawlyn Road | Chelston | Torquay | TQ2 6PL

£140,000

Experienced Estate Agents working for you.

COMMUNAL MAIN ENTRANCE

Steps lead down from Communal Car Park to a paved flagstoned area with two outside lights. UPVC double glazed communal main entrance door, with matching UPVC double glazed side panels, opening to:-

COMMUNAL RECEPTION HALL

Stairways to first and lower ground floor levels, four UPVC double glazed windows to side aspect. Private entrance door opening to:-

RECEPTION HALL

Wall mounted intercom for remote main entrance door release, hatch to roof void with pull down ladder, coved ceiling. Cupboard housing wall mounted electric wet boiler, with shelving and immersion tank, servicing domestic hot water and central heating system. Doors to principal rooms.

OPEN PLAN LOUNGE/KITCHEN

17' 09" x 10' 04 Max" (5.41m x 3.15m)

A lovely light and airy space comprising:-

LOUNGE AREA:

Two UPVC double glazed windows to rear, enjoying far reaching views over Chelston towards Torquay, further UPVC double glazed window to side, radiator, TV aerial point, two telephone points, coved ceiling.

KITCHEN AREA:

UPVC double glazed window to side aspect, modern range of high gloss fitments comprising wall, base and drawer units with rolled edge work surfaces and tiled splashbacks. Inset stainless steel 1½ bowl sink unit with mixer tap, plumbing for automatic washing machine, space for tumble dryer, integrated fridge and freezer. Inset four ring Bosch ceramic hob with built-in electric oven under and stainless steel extractor unit with canopy over, ceramic tiled floor, coved ceiling.

BEDROOM 1

11' 07" x 8' 05" (3.53m x 2.57m)

A light and airy room with two UPVC double glazed windows to rear, enjoying far reaching views over Chelston towards Torquay, radiator, telephone point, coved ceiling.

BEDROOM 2

8' 03" x 6' 07" (2.51m x 2.01m)

UPVC double glazed window with outlook to rear, radiator, coved ceiling.

BATHROOM

Modern white suite comprising panelled bath with mixer tap, shower attachment, glazed screen to side and ceramic tiling to surround. Pedestal wash basin with mixer tap and mirror with light and shaver point over, low level WC. Wall mounted ladder style heated towel rail, ceramic tiled floor, recessed spotlights to coved ceiling, extractor fan.

OUTSIDE

To the front of the development there is an allocated parking space and visitors' parking area, with access to bin and bike stores. To the rear a gate and steps, with outside light, lead down to an enclosed communal timber decked area with timber fencing and walling to surround. To the side of the development there are attractive communal gardens.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Avenue Road, Torquay at the traffic lights turn into Walnut Road, continuing some distance between the parade of shops before turning left into Old Mill Road. Turn second right into Rawlyn Road, continuing some distance again where the development will be seen to the right hand side.

ADDITIONAL INFORMATION

Tenure - Leasehold

Length of Lease - 999 Years

12% Share of Freehold

Service Charge - £1325pa (To Include Building Insurance)

Ground Rent - £0

Council Tax Band - B

Local Authority - Torbay Council

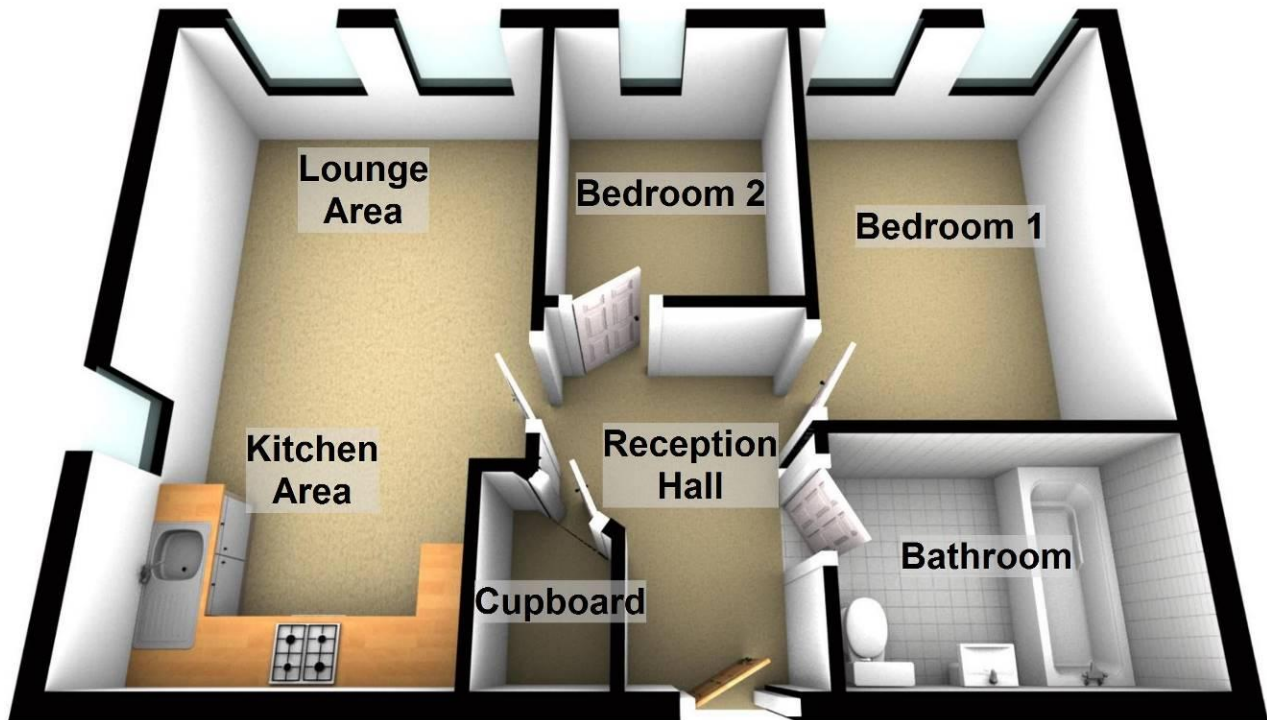
EPC: D



Located within the grounds of a converted detached Victorian Villa, found in the sought after area of Chelston, is this well presented ground floor apartment. The development itself is conveniently placed for access to Torquay seafront promenade, the picturesque Cockington Village and nearby shops and amenities in Walnut Road. Internally, the apartment comprises an open plan lounge/modern kitchen, two bedrooms and contemporary bathroom. The property also benefits from electric central heating and UPVC double glazing. Outside, there is an allocated parking space and attractive communal gardens. Viewing of this excellent home is highly recommended.

Energy Rating: D

Floor Plan



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU