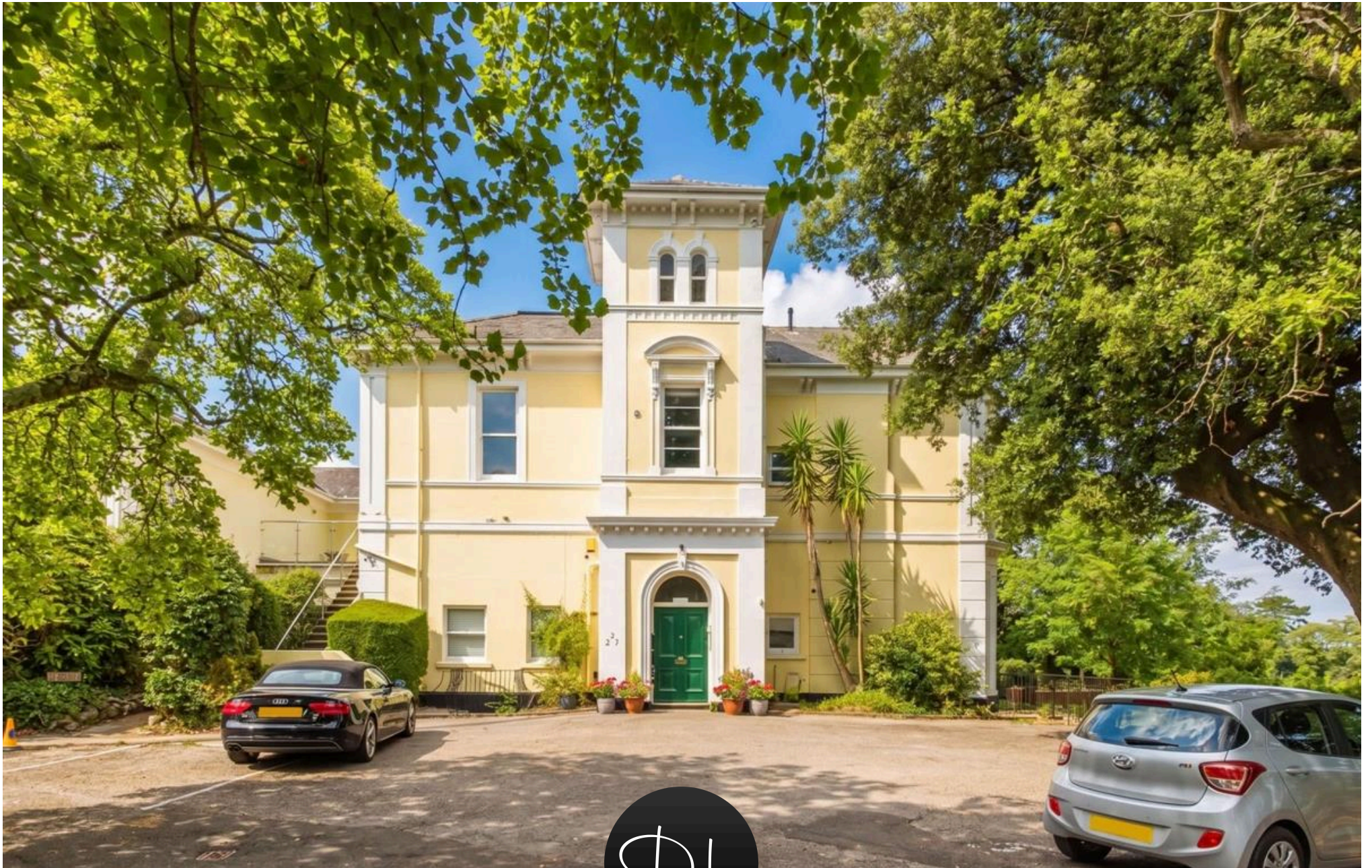




SUMMARY

Guide: £120,000 – £130,000 || Well-Presented 1-Bedroom Garden Apartment || Highly Regarded Wellswood Location || Private Entrance || Allocated Parking Space || Generous Living & Dining Room || Spacious Double Bedroom with Fitted Wardrobes || Versatile Home Office Area || Modern 3-Piece Bathroom

Visit our website for the current price:

www.danielhobbin.uk/P-RS0377/

Address: Kentisknowle, Kents Road, Wellswood, Torquay, TQ1 2NN

Property type: Apartment

Tenure: Share of Freehold

Council tax band: A

EPC: D

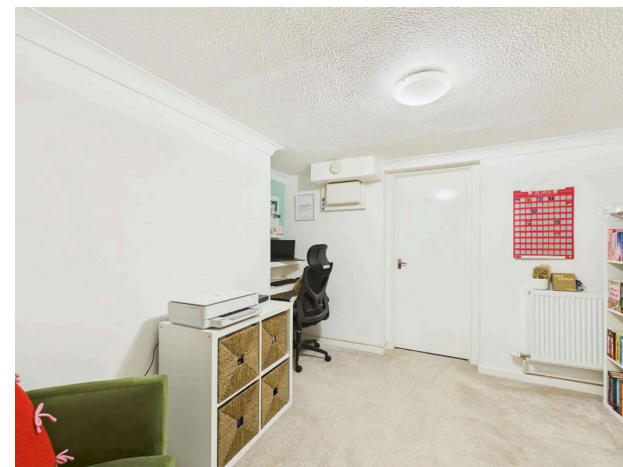
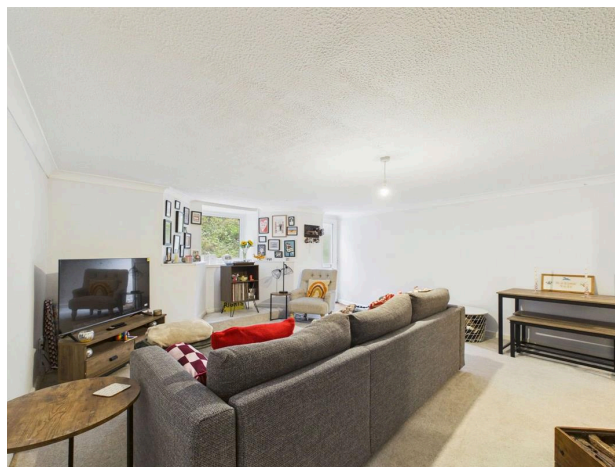
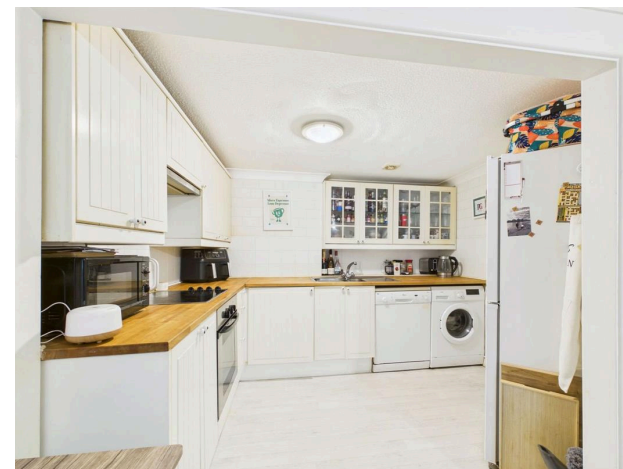
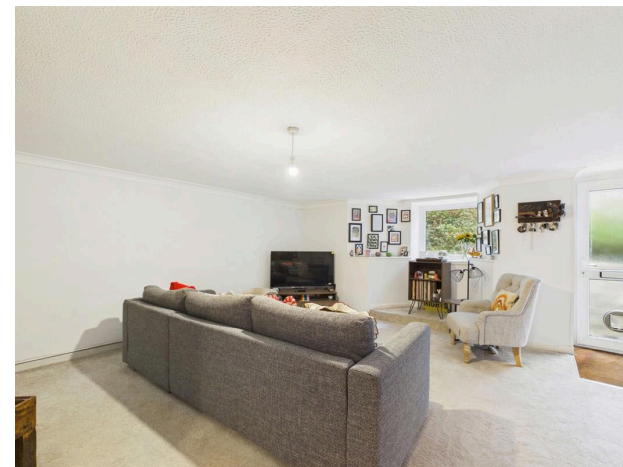
Bedrooms: 1

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

A well-presented one-bedroom garden apartment forming part of an attractive converted villa in the highly regarded Wellswood area of Torquay. The property benefits from its own private entrance courtyard, allocated parking space and access to established communal gardens around the building.

The apartment is approached from the rear, through the communal gardens and into the private courtyard, with the entrance opening directly into a generously proportioned living/dining room. This comfortable reception space incorporates a raised window alcove, creating an appealing additional seating or display area, with a double-glazed window enjoying an outlook across the communal gardens. An open doorway leads through to the kitchen, which is fitted with a range of wall and base units complemented by work surfaces and tiled splashbacks. There is a one-and-a-half bowl stainless steel sink and drainer, an integrated oven with inset hob and extractor hood above, together with space and plumbing beneath the worktop for both a washing machine and dishwasher.

From the living room, a door opens into a

spacious inner hallway which is currently utilised as a home office. Offering ample room for a desk and computer setup, this versatile area is carpeted and includes multiple electrical sockets, a radiator and a useful built-in storage cupboard which also houses the hot water cylinder.

The double bedroom is generously sized and benefits from extensive fitted wardrobes positioned either side. It also has a deep window sill, a double-glazed window and a radiator beneath. Completing the accommodation is a spacious and modern three-piece bathroom comprising a panelled bath with an electric shower over and tiled surround, pedestal wash basin with tiled splashback, low-level WC and wall-mounted heated towel rail, with tiled flooring to provide a practical finish.

Outside, residents have use of the well-maintained communal gardens surrounding the villa, while parking is available at the front of the building, with this apartment benefitting from its own allocated space.

Kentisknowle is conveniently positioned within easy reach of Wellswood village, with Ilsham Road's independent shops, cafés

and eateries just a short stroll away. Torquay town centre, the seafront and picturesque Meadfoot Beach are also readily accessible by car.

Council Tax Band: A (Torbay Council)
Tenure: Share of Freehold (961 years)
Ground Rent: £10 per year
Service Charge: £1,484 per year
999 years remaining on the lease from 1988.
Service charge includes building insurance and water rates. This property has a 1/9 share of the freehold. Pets are allowed.
Parking options: Residents
Garden details: Communal Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband: ADSL, FTTC, FTTP
Broadband options available at the property include:
* Standard broadband (8Mbps download, 0.8Mbps upload)
* Superfast broadband (118Mbps download, 20Mbps upload)
* Ultrafast broadband (1800Mbps download, 220Mbps upload)
- Networks in area - Openreach



Approximate total area^m

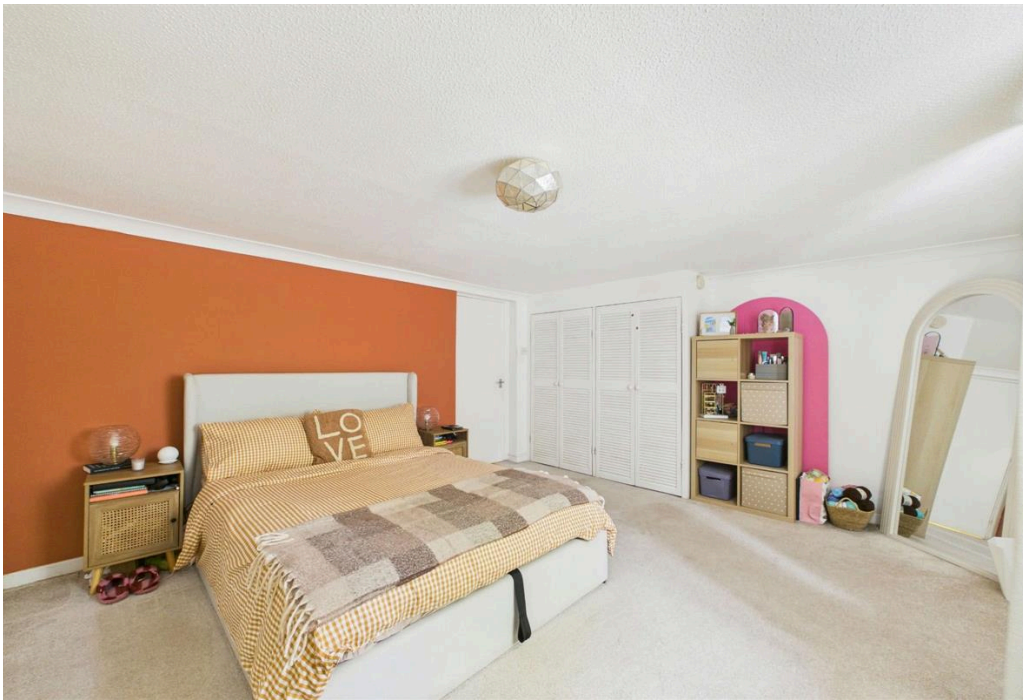
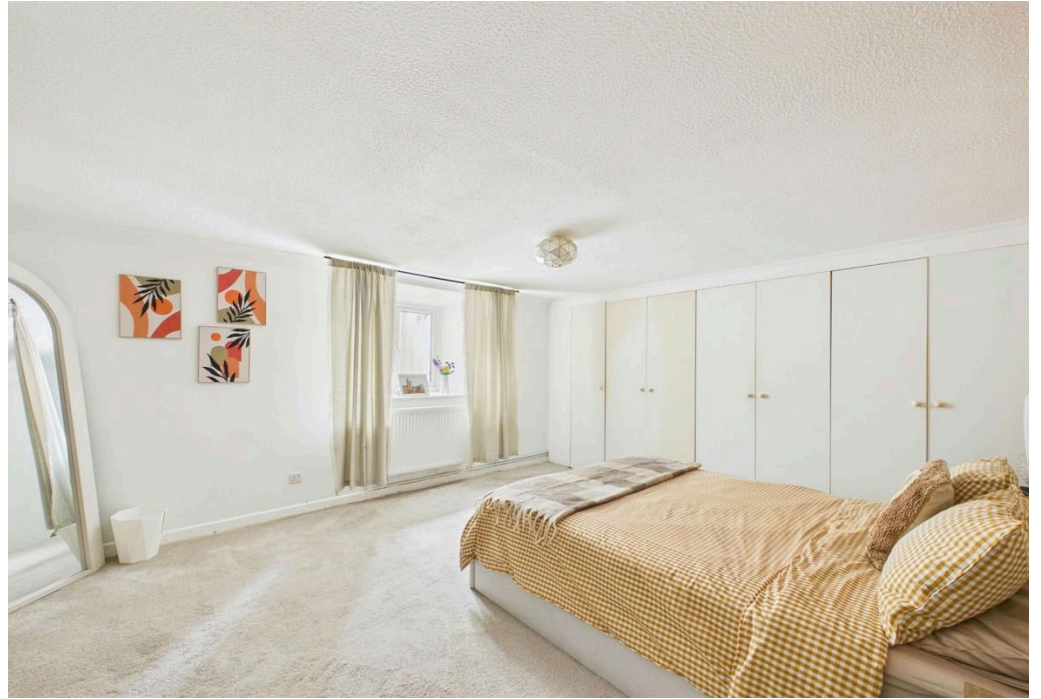
73 m²

786 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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Company Registration Number: 13729245

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Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

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