SUMMARY

Guide Price £220,000 - £230,000
Chain-Free Ground Floor Apartment |Elegant Victorian Villa Setting |Generous Living & Dining Room |Integrated Kitchen Appliances |Two Double Bedrooms, One En-Suite |Beautifully Maintained Communal Gardens |Allocated Parking | Near Meadfoot Beach, Marina & Harboursid

Visit our website for the current price:
www.danielhobbin.uk/P-RS0956/

Address:	Meadfoot Grange, Meadfoot Road, Torquay, TQ1 2LR
Property type:	Apartment
Tenure:	Leasehold
Council tax band:	D
Bedrooms:	2
Bathrooms:	2
Receptions:	1
Parking:	✔
Garden:	✔

DESCRIPTION

Situated within the desirable Lincombe Conservation Area, this elegantly presented two-bedroom ground floor apartment forms part of a purpose-built extension to an attractive and well-maintained Victorian villa. Offered to the market with no onward chain, the property provides tasteful, well-planned accommodation in a peaceful yet highly convenient coastal setting.

The apartment opens into a welcoming entrance hallway with built-in cupboards providing ample storage options. A generous living and dining room is found at the end of the hallway in a bright and inviting space. This is enhanced by a walk-in bay with full-height double-glazed sash-style windows. A set of double doors lead through to the kitchen, which is fitted with a comprehensive range of integrated appliances including an eye-level oven, microwave, gas hob, under-counter fridge and freezer, washing machine and tumble dryer. A stainless steel one-and-a-half bowl sink with drainer is positioned beneath a double-glazed window.

There are two comfortable double bedrooms, with the principal bedroom enjoying fitted wardrobes and a contemporary en-suite shower room. A well-appointed three-piece bathroom serves the second bedroom and guests.

Meadfoot Grange is set within beautifully maintained communal gardens, bordered by mature trees and enjoying a peaceful, secluded atmosphere. The apartment also benefits from an allocated parking space, with additional visitor parking available.

The location is one of Torquay's most sought-after, lying just a short distance from Meadfoot Beach, Torquay Marina and the harbourside, where a wide selection of shops, cafés and waterfront restaurants can be found. Torquay seafront, the Princess Theatre and The Little Theatre are also within easy reach, making this an appealing home for those seeking refined coastal living close to town amenities.

Council Tax Band: D (Torbay Council)
Tenure: Leasehold (174 years)
Service Charge: £1,260 per year
The property benefits from a 199-year lease commencing from 1st January 2001. The annual service charge is £1,260, which includes the ground rent. Pets are permitted, and letting is 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 (14Mbps download, 1Mbps upload)
* Superfast broadband (32Mbps download, 6Mbps upload)
* Ultrafast broadband (1800Mbps download, 220Mbps upload)
- Networks in the area: Virgin Media, Openreach

Approximate total area(1)

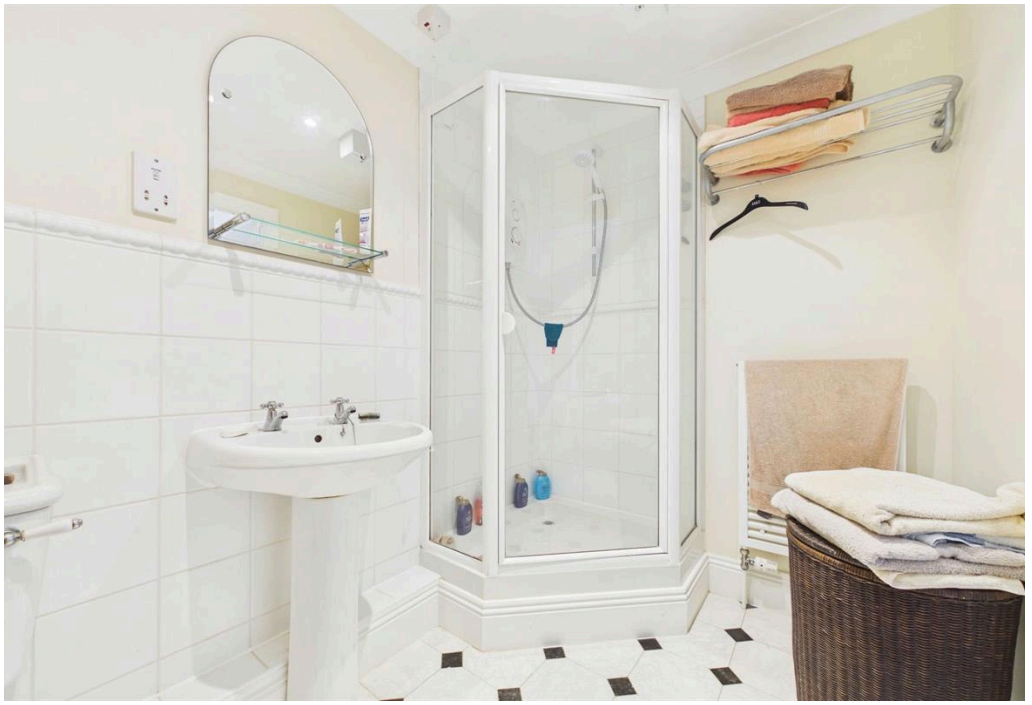
72 m²

775 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



MEADFOOT
GRANGE
PRIVATE PROPERTY

DANIEL HOBBIN
Estate Agents

01803 921 456 | info@danielhobbin.uk | www.danielhobbin.uk

Company Registration Number: 13729245
Daniel Hobbin Estate Agents Ltd. Registered in England and Wales.
VAT Number: 454 3322 11 - **The Property Redress Scheme:** PRS030100 - **Client Money Protect:** CMP009926 - **Data Protection Registration Number:** ZB269618
Registered Office: 37 Torwood Street, Torquay, TQ1 1ED

Important Notice. These particulars do not constitute any part of an offer or a contract. All statements contained in these particulars are made without responsibility on the part of Daniel Hobbin Estate Agents Limited. Where every attempt has been made to ensure the accuracy of the floorplan contained here, any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents. Daniel Hobbin Estate Agents Limited have not tested any services, equipment or facilities. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.