



SUMMARY

Chain-Free First Floor Apartment | Sought-After Wellswood Location | Open Outlook Towards Ilsham Valley | Private Covered Balcony with Leafy Views | Allocated Car Port Parking | Lift Access to All Floors | Integrated Kitchen Appliances | Well-Proportioned Bedroom with Fitted Wardrobes

Visit our website for the current price:

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Address: Ilsham House, Asheldon Road,
Wellswood, Torquay, TQ1 2QU

Property type: Apartment

Tenure: Leasehold

Council tax band: B

EPC: C

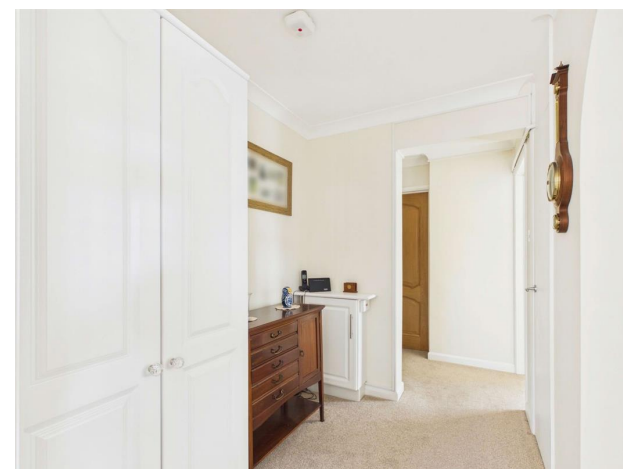
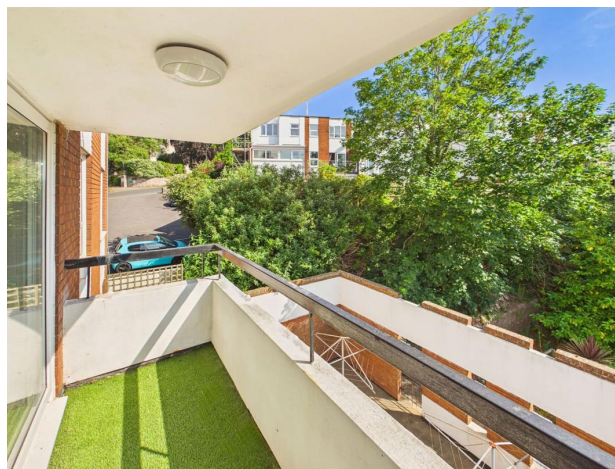
Bedrooms: 1

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Ilsham House occupies a prominent position in the heart of Wellswood, one of Torquay's most sought-after residential areas. This CHAIN-FREE first floor apartment enjoys a pleasant open outlook towards Ilsham Valley and forms part of a well-regarded development offering lift access to all floors, resident facilities and attractive communal areas.

Wellswood is highly regarded for its charming village-style atmosphere and excellent local amenities, all positioned within easy reach of Ilsham Road. These include a delicatessen, restaurant, public house, chemist, post office, florist and travel agent, creating a convenient and welcoming community setting. From Wellswood, Ilsham Road continues down through the scenic Ilsham Valley towards Meadfoot Beach, a popular coastal destination known for water sports and the well-frequented Meadfoot Beach Café.

The development provides a range of communal facilities for residents, including a lounge used for committee meetings, a communal laundry, external clothes drying areas and a sheltered courtyard garden. There is also ample parking, with the apartment benefitting from an allocated parking space, situated on the lower level. Additional visitor spaces and disabled parking bays are available, subject to availability. We understand that further resident storage may also be available, subject to arrangement.

Council Tax Band: B (Torbay Council)

Tenure: Leasehold (155 years)

Ground Rent: £10 per year

Service Charge: £1,620 per year

199 years remaining on the lease from 1982. The freehold is held by Ilsham House Management Limited, and the development is professionally managed by

Brunswick Property Management, with water rates included in the service charge.

Parking options: Residents

Garden details: Terrace

Electricity supply: Mains

Heating: Underfloor

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

Broadband options available at the property include:

- * Standard broadband: 8Mbps download, 0.9Mbps upload

- * Superfast broadband: 80Mbps download, 20Mbps upload

- * Ultrafast broadband: 1800Mbps download, 220Mbps upload

- Networks in the area: Openreach

The Approach: The property can be approached either from the visitor parking area situated off Asheldon Road, or from the main residents' parking area, where the apartment's car port is located. Positioned on the first floor, the apartment is served by both stairs and lift access, providing a convenient route from the communal entrance. Upon entering the apartment, a welcoming hallway provides access to the principal accommodation. The hall is neutrally presented and offers a practical first impression, with an entry phone system, a separate meter cupboard, and a built-in cupboard housing the hot water cylinder with shelving beneath. The layout provides a clear and functional flow through to the adjoining rooms, while the overall presentation is light, tidy and well maintained.

Living Room & Balcony: The living room is a generously proportioned reception space, enjoying a bright and open feel courtesy of a large window and sliding patio

doors leading directly onto the balcony. The room is neutrally presented and offers excellent flexibility for both sitting and dining arrangements, with ample space for freestanding furniture. The adjoining covered balcony provides a pleasant outdoor seating area, finished with artificial grass and enclosed by a low wall and railing. From here, there are attractive outlooks over the surrounding trees, neighbouring residences and the wider hillside beyond, creating a particularly pleasant setting to enjoy from both inside and outside the apartment.

Kitchen: The kitchen is fitted with a range of matching wall and base units, complemented by light work surfaces and tiled splashbacks. The layout makes good use of the available space, incorporating a stainless steel sink and drainer positioned beneath the window, which enjoys a pleasant leafy outlook. Integrated appliances include an oven with ceramic hob above, along with an integrated dishwasher, tall fridge/freezer and washing machine. Additional cupboard storage and worktop space provide practical day-to-day use, while the neutral finish and tiled flooring create a clean, bright and functional kitchen area.

Bedroom and Bathroom: The bedroom is a well-proportioned and neutrally presented room, enjoying a pleasant leafy outlook through a large window. There is ample space for freestanding bedroom furniture, while mirrored fitted wardrobes provide useful built-in storage and help enhance the sense of light and space within the room. The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash hand basin and low-level WC. The room is finished with tiled walls and flooring, creating a practical and easy-to-maintain space.



Approximate total area^m

48 m²

517 ft²

Balconies and terraces

4.1 m²

44 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.

GIRAFFE 360









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