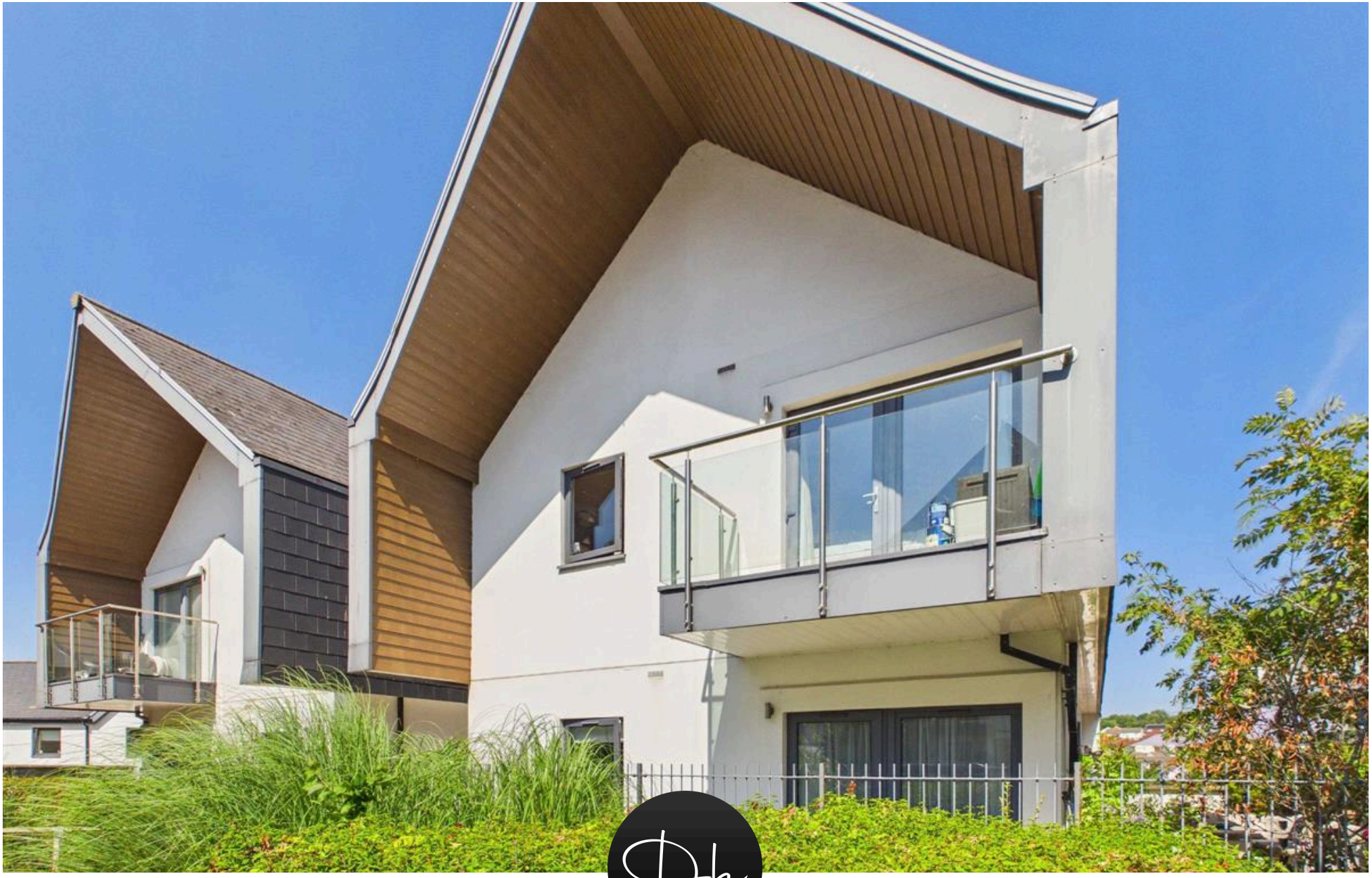
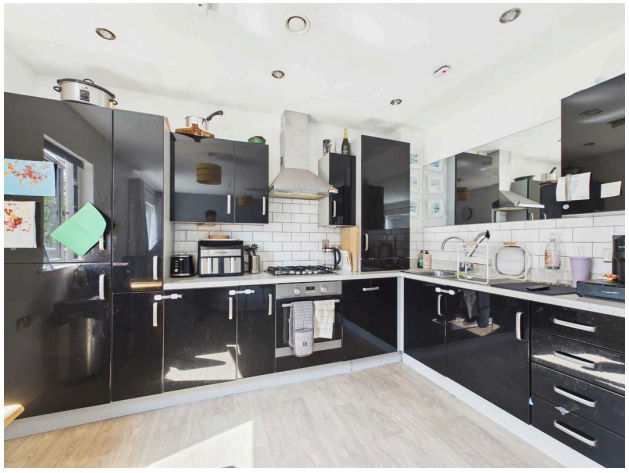


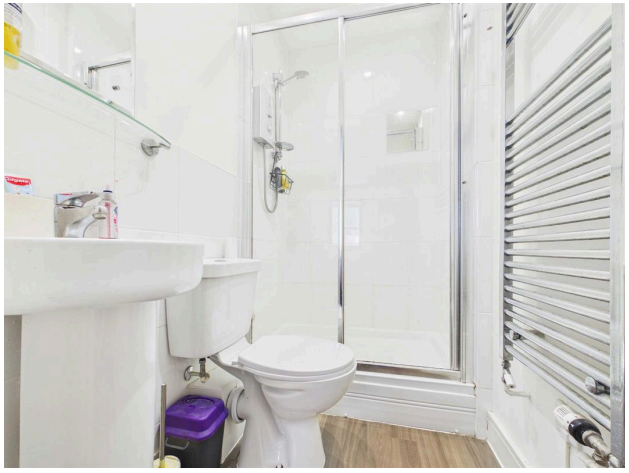
SUMMARY

Guide Price of £170,000 - £180,000
CHAIN FREE | 2-Bedroom First Floor Apartment | Private Balcony | Principal Bedroom with En-Suite | Secure Underground Allocated Parking Space | Sought After Location | Convenient Access to Willows Amenities | Modern & Stylish Apartment Living

Visit our website for the current price:
www.danielhobbin.uk/P-RS1042/

Address:	Yew Place, Willowfield Road, TQ2 8GU
Property type:	Apartment
Tenure:	Leasehold
Council tax band:	B
EPC:	C
Bedrooms:	2
Bathrooms:	2
Receptions:	1
Parking:	✔





DANIEL HOBBIN
Estate Agents

Welcome to your viewing

Thank you for joining us. We hope this brochure helps you explore the property and consider whether it could be your next home.

Please ask us any questions along the way — we're here to help.

After your viewing, how did we do?

We'd love to hear about your experience with us.

Scan to leave a Google review.

Open your camera & scan

DESCRIPTION

Situated within the well-regarded Beechfields development in the popular Willows area of Torquay, this stylish two-bedroom first floor apartment provides modern and convenient living, complemented by a private balcony and allocated underground parking.

Constructed in 2013, the development presents an attractive contemporary appearance, with well-maintained communal areas and secure resident facilities. Yew Place occupies an enviable position approximately two miles from Torquay seafront, while being ideally placed for the excellent range of amenities available at the nearby Wren Retail Park and Willows Shopping Centre. Here, residents can enjoy a variety of well-known retailers including Marks & Spencer, Sainsbury's, Boots and Next. The area is also well served by local schools, doctors, dentists and Torbay Hospital.

The apartment itself offers a well-proportioned and sociable open-plan kitchen and sitting room, creating an appealing central living space. The contemporary kitchen is finished in a striking black design and incorporates a range of integrated appliances, including a fridge/freezer, oven, gas hob and dishwasher. The sitting area benefits from direct access onto the private balcony, providing an ideal space for outdoor relaxation or entertaining.

There are two well-presented bedrooms, with the principal bedroom enjoying the added benefit of a private en-suite shower room. A separate modern bathroom serves the remainder of the accommodation.

Further benefits include an allocated parking space within the secure underground car park, accessed via a gated FOB entry system, making this an appealing choice for those seeking a low-maintenance modern home in a convenient Torquay location.

Council Tax Band: B (Torbay Council)
Tenure: Leasehold (111 years)
Ground Rent: £250 per year
Service Charge: £2,439.94 per year
The property is held on a long lease with approximately 125 years remaining from and including 1 January 2012.
Parking options: Off Street, Undercroft
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains
Broadband options available at the property include:
* Standard broadband (6Mbps download, 0.7Mbps upload).
* Superfast broadband (48Mbps download, 8Mbps upload).
* Ultrafast broadband (not available).
- Networks in area - Openreach

Approximate total area(1)

55.5 m²

596 ft²

Balconies and terraces

3.7 m²

40 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.

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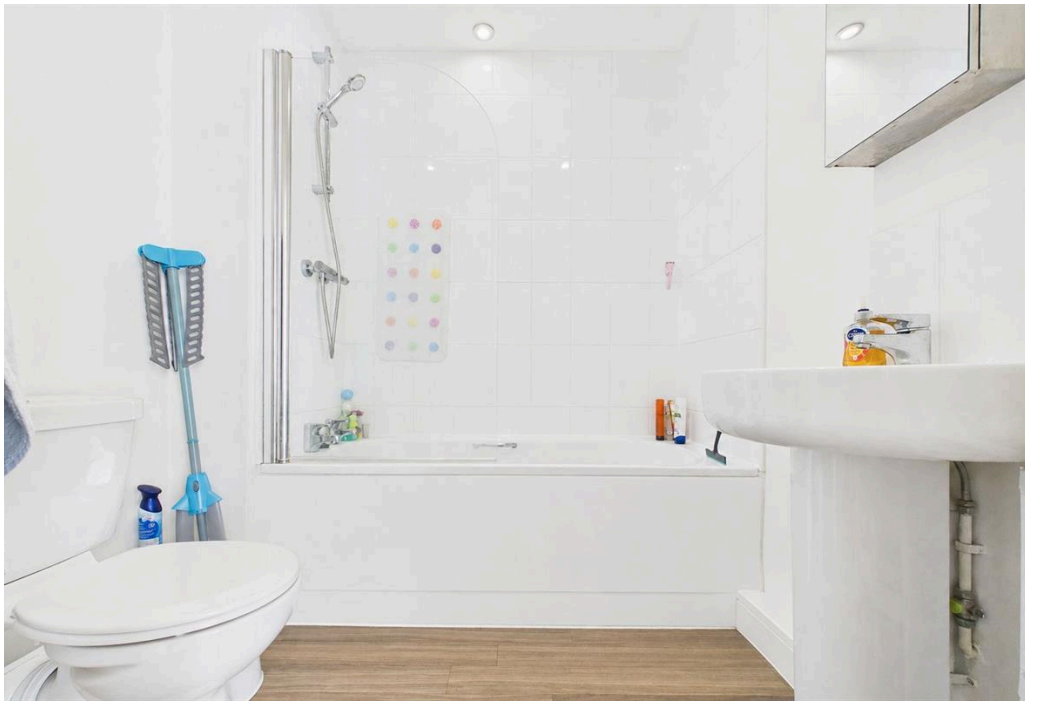

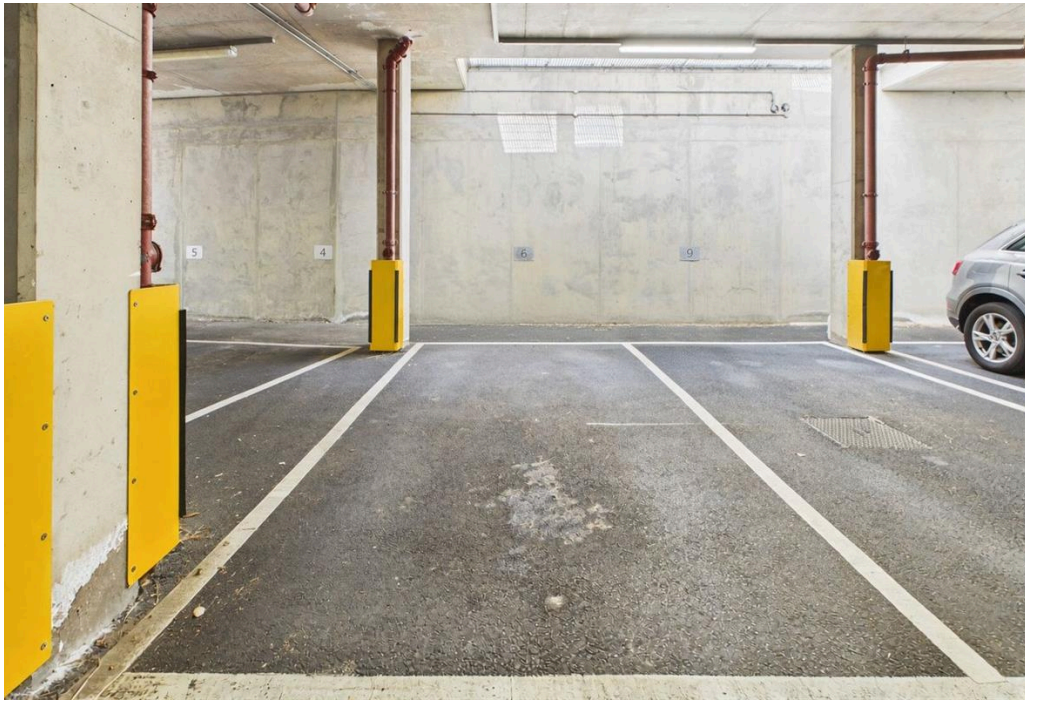

YEW
PLACE

DANIEL HOBBIN
Estate Agents

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