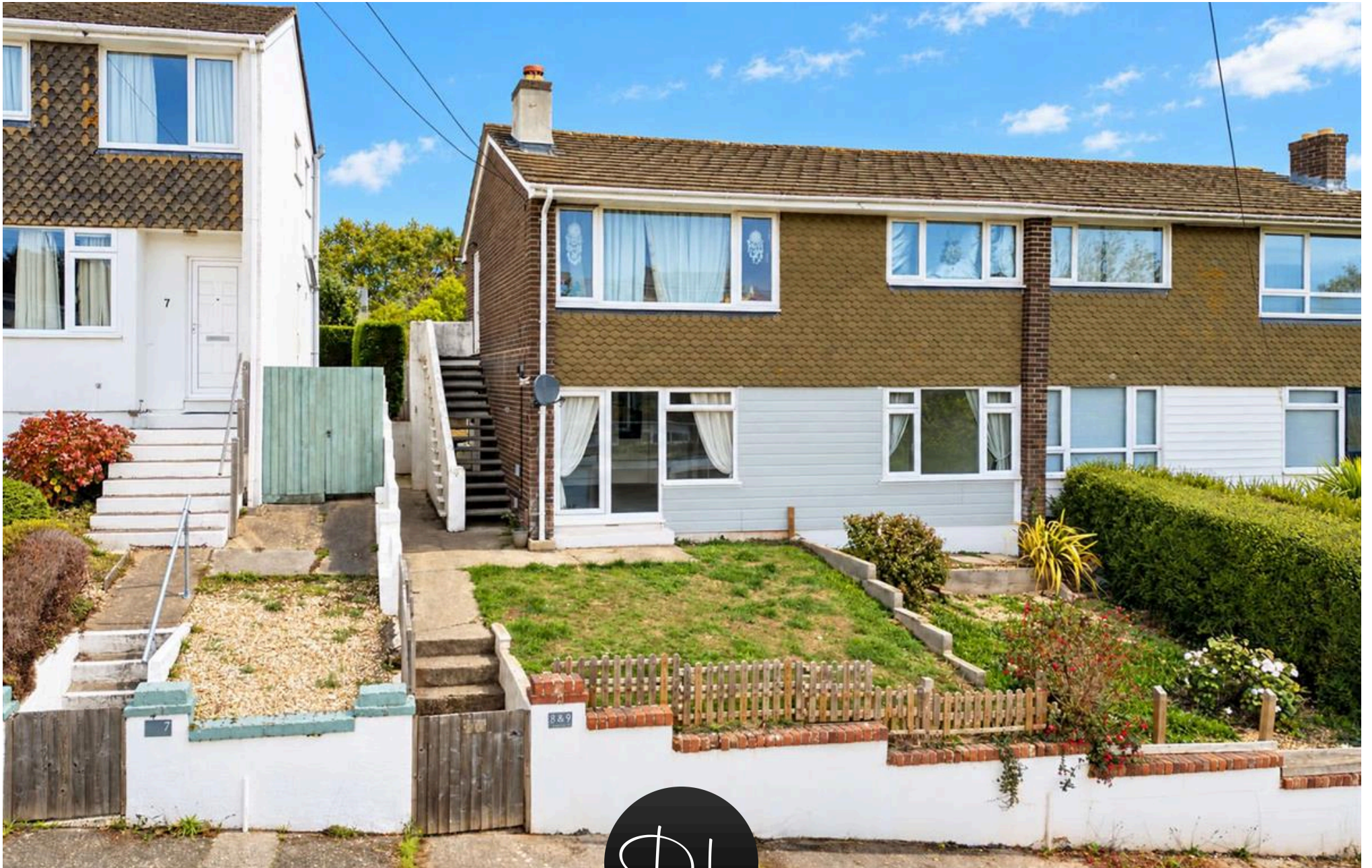




SUMMARY

2 Bedroom Purpose-Built Ground Floor Apartment ||
No Onward Chain || Front & Enclosed Rear Gardens
|| Garage (In a Block) || Spacious & Well-Presented
Accommodation || Modern Fitted Kitchen with
Integrated Appliances || 2 Bedrooms with Built-In
Wardrobes || Quiet & Sought-After Shiphay Location

Visit our website for the current price:

www.danielhobbin.uk/P-RS1134/

Address: Ferndale Road, Shiphay, Torquay, TQ2 6JT

Property type: Ground Floor Flat

Tenure: Leasehold

Council tax band: B

EPC: D

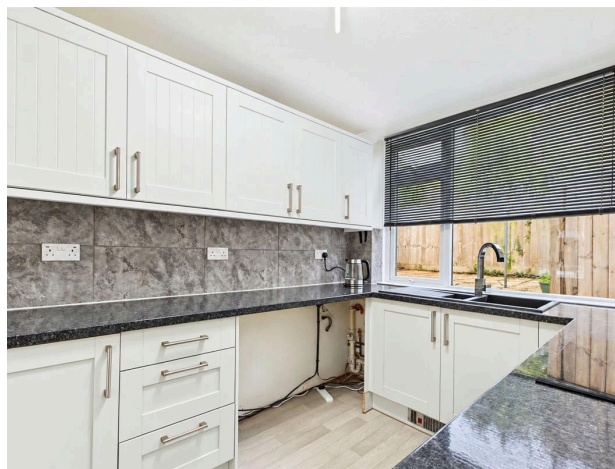
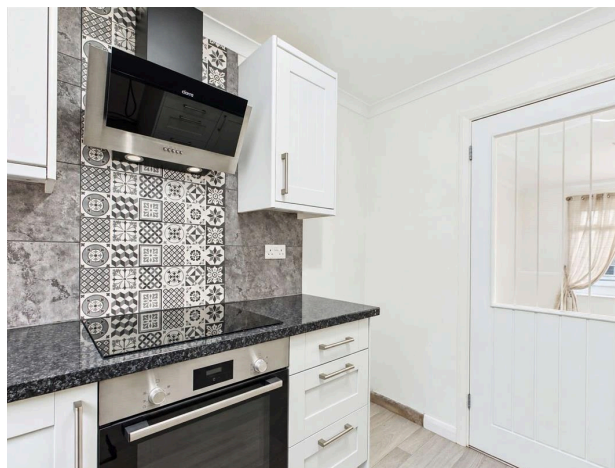
Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



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 in a quiet and sought-after residential area of Shiphay, Torquay, this well-presented two-bedroom ground floor and purpose built apartment is offered for sale with no onward chain. The property provides spacious accommodation, modern décor throughout and ample storage, making it an ideal choice for those seeking a home ready for immediate occupation. Further benefits include a newly installed boiler.

Externally, the apartment benefits from its own front garden and private rear garden, providing useful outdoor space. A garage situated directly opposite the property within a separate block offers additional parking and storage.

The property is conveniently located for a range of local amenities, including Torbay Hospital, Sherwell Valley Primary School and Torquay's Grammar Schools. Cockington Country Park is also within a couple of miles, offering approximately 460 acres of woodland, lakes and open meadows, ideal for walking and outdoor recreation.

For commuters, the nearby A380 and South Devon Highway provide convenient access to Exeter and the wider South Devon area.

With its ground floor position, private gardens, garage and well-maintained accommodation, the property represents an appealing opportunity in a popular residential location.

Council Tax Band: B (Torbay Council)

Tenure: Leasehold (937 years)

Ground Rent: £12.5 per year

The property benefits from a 999-year lease commencing on 29th September 1964 and is held under a criss-cross lease arrangement, whereby the owners of the 2 flats hold reciprocal freehold interests. There are no regular management or maintenance charges. Buildings insurance is arranged through Homeground, with the annual premium for 2026 amounting to £276.96, as invoiced on 5th February. The cost of buildings insurance

is shared between the 2 properties, whilst responsibility for building maintenance is governed by the respective lease agreements.

Parking options: Garage

Garden details: Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, Cable, FTTP

Broadband options available at the property include:

* Standard broadband (17Mbps download, 1Mbps upload).

* Superfast broadband (not available).

* Ultrafast broadband (1800Mbps download, 220Mbps upload).

- Networks in the area: Openreach, Virgin Media

The Approach: The property is approached from Ferndale Road via a set of steps and a pathway leading to the entrance, positioned to the side of the building. Upon entering, a generously proportioned entrance hallway provides ample space for coats, shoes and other outdoor belongings. A built-in cupboard offers additional storage and houses a wall-mounted gas combination boiler, newly installed in October 2026.

Living Room: The entrance hallway leads into a well-presented and generously proportioned living room, offering ample space for a range of furniture arrangements. Double-glazed windows and sliding patio doors to the front aspect allow plenty of natural light into the room, with the patio doors providing direct access to the apartment's front garden.

Kitchen: Accessed from the living room through a glazed wooden door, the contemporary kitchen is fitted with a range of matching wall and base units, complemented by roll-edge worktops and tiled splashbacks. Integrated appliances include an oven and inset induction hob with an extractor hood above. A composite one-and-a-half

bowl sink with drainer is positioned beneath a double-glazed window overlooking the rear garden. Under counter space and plumbing is provided for a washing machine and dishwasher, along with space for a freestanding fridge/freezer. The kitchen is finished with light oak-effect laminate flooring.

Hallway: Leading from the living room, an inner hallway provides access to both bedrooms and the bathroom. A built-in cupboard with fitted shelving offers additional practical storage space.

Bedrooms & Bathroom: The apartment offers two bedrooms, both benefiting from built-in wardrobes with hanging rails and shelving. The principal bedroom is a generously proportioned double with a large double-glazed window to the front aspect, while the second bedroom is a smaller double with a double-glazed window overlooking the rear. Serving both bedrooms is a modern bathroom fitted with a three-piece suite comprising a bath with mains-fed shower over and glass shower screen, a vanity unit incorporating a wash basin with drawers beneath, and a low-level WC. Further features include tiled walls surrounding the suite, an obscure double-glazed window, a wall-mounted storage cabinet and a central heating radiator.

Outside Space to Enjoy: The apartment benefits from its own front garden, positioned to the right-hand side of the building and featuring established shrubs, flowering plants and planted borders. The garden is bordered by mature hedging and a low boundary wall, providing an attractive outdoor space. To the rear of the property is a private, enclosed garden, predominantly laid to paving for ease of maintenance. The space features a generous paved patio area, alongside raised borders and established planting. Timber fencing provides an enclosure, while mature trees and surrounding greenery create a pleasant setting with ample space for outdoor seating and entertaining.



ENTRY
1.21 x 1.83 m
3'11" x 6'0"



Approximate total area⁽¹⁾

57 m²
614 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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