

SUMMARY

Sought-After Wellswood Location || 2 Bedroom Period Maisonette || Offered for Sale Chain Free || Spacious Living/Dining Room || Bedroom with Sea Views || Allocated Parking Space || Attractive Communal Gardens || Walking Distance to Wellswood Village

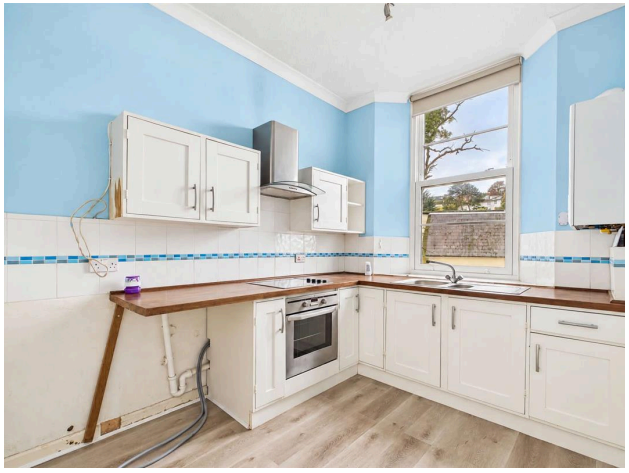
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Address:	Kentisknowle, Kents Road, Wellswood, Torquay, TQ1 2NN
Property type:	Maisonette
Tenure:	Share of Freehold
Council tax band:	C
EPC:	E
Bedrooms:	2
Bathrooms:	1
Receptions:	1
Parking:	✔
Garden:	✔













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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

A distinctive two-bedroom maisonette forming part of an attractive period villa, ideally situated on Kents Road in the highly regarded Wellswood area of Torquay. Offered to the market chain-free, this characterful property enjoys generously proportioned accommodation, an allocated parking space and access to beautifully maintained communal gardens. Whilst well presented throughout, the property offers scope for some cosmetic updating, presenting an excellent opportunity for a purchaser to create a home tailored to their own tastes.

The accommodation is arranged over two floors, with an entrance hall leading to an impressive living/dining room, where elegant sash windows allow an abundance of natural light to fill the space. The kitchen is fitted with a range of wall and base units, incorporating an oven, hob, extractor hood and sink with drainer. A convenient downstairs WC completes this level.

Upstairs, the first-floor landing provides access to two bedrooms and the family bathroom. The principal bedroom is a generous double, benefitting from fitted wardrobes and a Velux window. The second bedroom is particularly distinctive, occupying the tower section of the original villa and featuring dual-aspect sash windows, one of which enjoys attractive sea views. The bathroom is fitted with a bath and shower over, wash hand basin and WC, with additional natural light provided by a Velux window.

Externally, the villa is surrounded by established communal gardens, offering residents an attractive and peaceful setting in which to enjoy the outdoors. The property also benefits from its own allocated parking space at the front of the building, while water charges are conveniently included in the service charge.

The property occupies an enviable position in Wellswood, one of Torquay's most desirable residential areas. The nearby village centre, along Ilsham Road, offers an excellent selection of independent shops, cafés and restaurants. Meadfoot Beach and the spectacular South West Coast Path are also within easy reach, providing opportunities to enjoy the area's picturesque coastal surroundings. Torquay town centre, harbour and marina are readily accessible, offering a further range of shopping, dining and leisure facilities.

Combining period charm, individual architectural features and a sought-after coastal setting, this chain-free maisonette represents a rare opportunity to acquire a home of considerable character in the heart of Wellswood.

Council Tax Band: C (Torbay Council)
Tenure: Share of Freehold (961 years)
Ground Rent: £10 per year
Service Charge: £1,777.72 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 with consent.
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: 94Mbps download, 20Mbps upload
* Ultrafast broadband: 1800Mbps download, 220Mbps upload
- Networks in the area: Openreach










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