



- 🏠 No Onward Chain
- 🏠 Conveniently Located
- 🏠 Ground Floor Apartment
- 🏠 Spacious Accommodation
- 🏠 Lounge/Diner
- 🏠 Nicely Presented Kitchen
- 🏠 Modern Shower Room
- 🏠 Good Size Double Bedroom
- 🏠 Allocated & Visitor Parking
- 🏠 Close To Town Centre & Seafront

Our View "Great Investment, FTB or Downsize"



Woods Homes are pleased to offer, with NO ONWARD CHAIN, this Ground Floor apartment in a tucked away development close to Town Centre and Seafront. Accommodation in in good condition throughout and comprises a spacious open plan living/kitchen/dining room, a good size double and modern shower room. The property benefits from allocated parking and used of communal gardens.

Location - Conveniently situated within a central location close to both of the towns trains stations, local amenities, Town Centre shopping facilities, an array of eateries and local attractions including Torre Abbey, Abbey Sands Beach, Torquay Marina and the beautiful Cockington Country Estate.

Accommodation - Set on the Ground Floor of this nicely tucked away development, this apartment offers generous sized accommodation. Upon entering the building there is a communal hall with the door to the apartment immediately on you right.

When entering the apartment, you have the entrance hall with doors leading to all principal rooms and a good size storage cupboard. The open plan living dining and kitchen is a good size room with the kitchen comprising matching base and wall mounted cupboards and rolled edge work surfaces with attractive tiled splashbacks, inset sink, drainer, and four ring gas hob with built-in fan assisted electric oven set below. Within the kitchen there is space and plumbing for a fridge/freezer and a washing machine/dishwasher.



The shower room is a nicely finished modern suite comprising a double walk-in style shower cubicle, low level WC and pedestal wash hand basin with a nice mirror set above. The bedroom is a good size double with ample space for a king-size bed, side tables and wardrobes.

Step Outside - Upon approaching the property from the drive you will find an allocated parking space on the left and additional visitor spaces on your right. There is a nicely presented communal garden for residents to use.

Property Information

Tenure - Leasehold with a share of the Freehold
Lease Length - 999 Years from 25/03/1996 (972 Remaining)

Management Company -
Service Charge - £1000 Per Annum

Lease Conditions

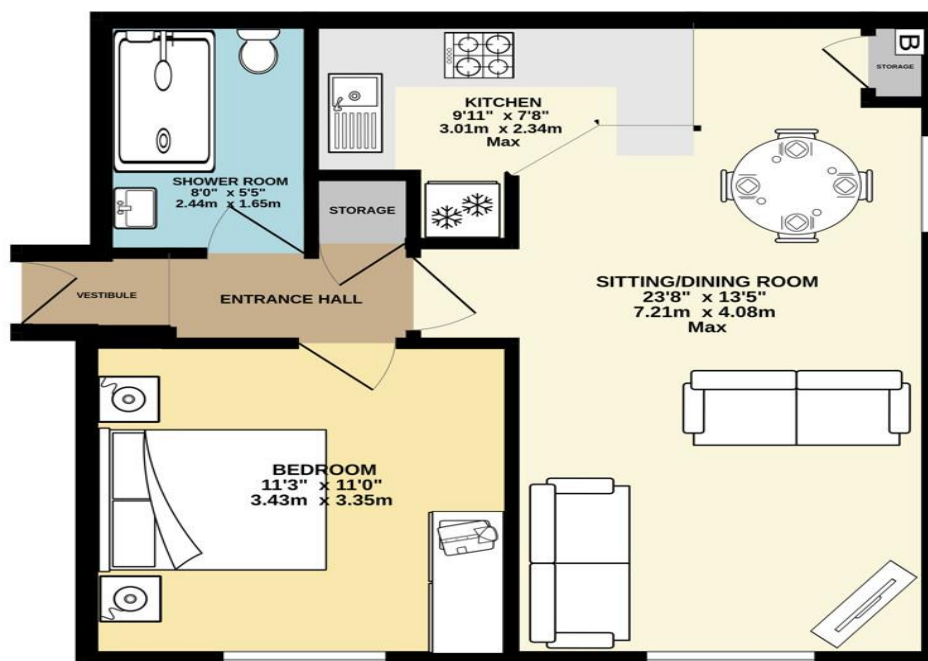
- * Letting is Permitted (on a minimum 6 month assured shorthold tenancy agreement)
- * Pets are **NOT** Permitted



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



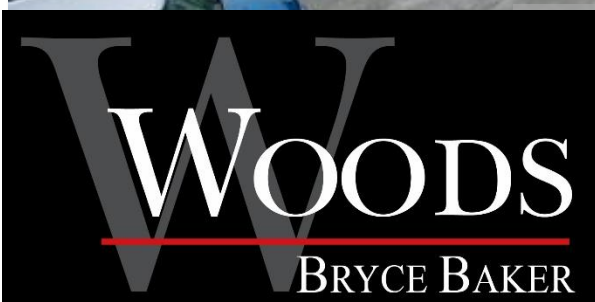
GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 480 sq.ft. (44.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Notice These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.
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Ref: L795683
Tenure: Leasehold with share of freehold
Preston 01803 390000

Fernlea Mill Lane Torquay TQ2 5AN
Guide Price £140,000 - £150,000
woodshomes.co.uk