



WOODS
BRYCE BAKER
TORBAY



Kathy's Cottages, Braddons Hill Road West, Torquay TQ1 1AG

**A RARE OPPORTUNITY TO PURCHASE A
SUPERB MODERN TWO BEDROOM
COTTAGE WITH SEA VIEWS, BALCONIES
AND SECURE GATED PARKING WITHIN
EASY REACH OF THE TOWN CENTRE AND
HARBOUR**

- A Choice of Four Available
- Close to the Town Centre and Harbour
- Sea Views and Balconies
- Modernised and Finished to a High Standard
 - Secure Electric Gated Parking
 - Modern Kitchen and Bathrooms
 - Two or Three Bedrooms Available
 - All Council Tax: Band B
 - Viewing Highly Recommended



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Kathy's Cottages

A select development of perfectly proportioned homes with sea views, balconies and electric gated parking. The properties have been modernised throughout and finished to an exceptional standard by a local developer.

There is a choice of four luxury homes available, all having been tailored to provide modern living with new contemporary kitchens, bathrooms, cloakrooms and balconies designed for enjoying the vista.

The properties have all been finished in neutral tones throughout with complimenting flooring, inset spotlights, ample plug sockets, skirtings and coving. The properties offer telephone entry systems, gas central heating and uPVC double glazed sash style windows.

Built in 2004 Kathy's Cottages have been well thought out and designed to remain in keeping with the surrounding houses. The properties have recently undergone an extensive programme of works to make sure that these superb homes are perfect to greet the open market.

The properties were once described by an architect as 'a bunch of flowers above the town' due to the beautifully contrasting colours of each of the cottages.

Location

Kathy Cottages are conveniently located in an elevated position just moments away from the bustling coastal town of Torquay, with a selection of shops, bars, restaurants, cinema, the Marina and Harbourside, with Meadfoot just a short distance away, offering a large green park, woodland walks, beach and access onto the South West Coastal Path. Ilisham and Warberry Primary schools are also located within easy reach, together with a train station on the London-Paddington mainline.

Kathy's Cottages would suite those looking for low maintenance living, second home/ holiday home or a buy-to-let (individually or as a portfolio).



1 Kathy's Cottages

1 Kathy's Cottages is a delightful end terrace home offering flexible, well-proportioned accommodation.

Lower Ground Floor

Utility Area - Work surface with sink and drainer unit. Space and plumbing for washing machine.

Study/ Bedroom - With a window to the rear.

The ground floor

Living room - With feature mantle, hearth and surround and space for an electric fire.

Kitchen – With a modern range of wall and base level high gloss units comprising, cupboards, drawers and open display shelf. Roll top work surface with single bowl, single drainer sink unit with mixer tap. Space for appliances. Integrated electric oven with electric hob and stainless-steel splashback and extractor hood over. Window and door onto the decked balcony with brushed chrome and marine glass surround.

Cloakroom – With low level WC. Wash hand basin.

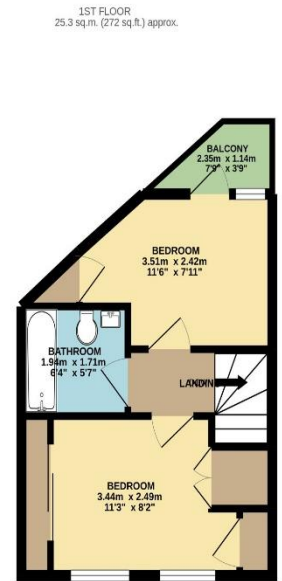
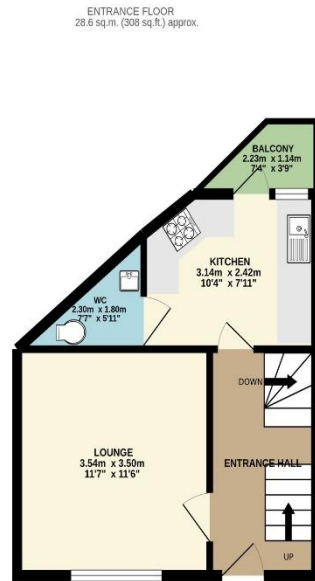
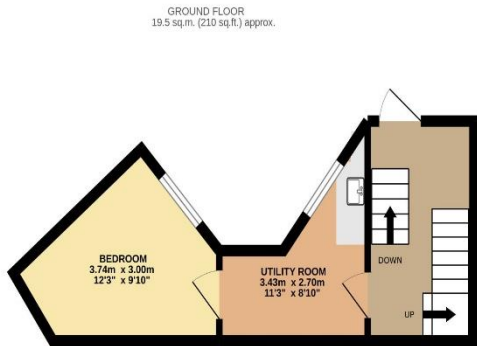
First Floor

Bedroom – Window to front aspect. Sliding mirror fronted wardrobes. Built in cupboard. Further storage cupboard.

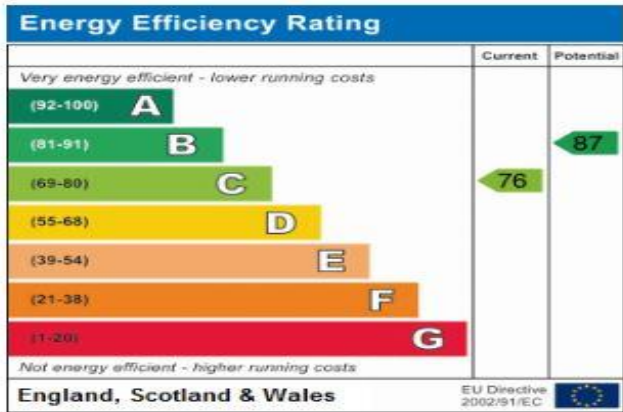
Bedroom – Window and door onto decked balcony with electric patio heater and light, finished in brushed chrome and marine glass surround, enjoying a wonderful outlook over the town, towards the harbour and sea beyond.

Bathroom – Modern white suite with white panelled bath with shower screen and wall mounted electric shower. Part tiling to walls. Low level WC. Wash hand basin with modern high glossy cupboards under and large mirror over.

Externally - TA door from the lower ground floor gives access to the undercover corner parking area with LED lighting, a tap and power point. There is also a door into an additional storage cupboard, and a further larger storage area perfect for paddle boards. The vehicle access is approached from Braddons Hill Road through remotely operated electric gates that lead over a tarmac driveway to the parking bay.



TOTAL FLOOR AREA : 73.4 sq.m. (790 sq.ft.) approx.
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2 Kathy's Cottages

2 Kathy's Cottages is a delightful terraced home offering spacious accommodation arranged over two levels.

The ground floor

Living room - With feature mantle, hearth and surround and space for an electric fire. Large feature windows providing much natural light, and providing a pleasant outlook over the town and sea peeps.

Kitchen – With a modern range of wall and base level high gloss units comprising, cupboards, drawers and open display shelf. Roll top work surface with single bowl, single drainer sink unit with mixer tap. Space for appliances. Integrated electric oven with electric hob and stainless-steel splashback and extractor hood over. Window to front aspect. Cupboard Housing boiler.

Cloakroom – With low level WC. Wash hand basin with modern high gloss cupboard under and large mirror over. Built in storage cupboard.

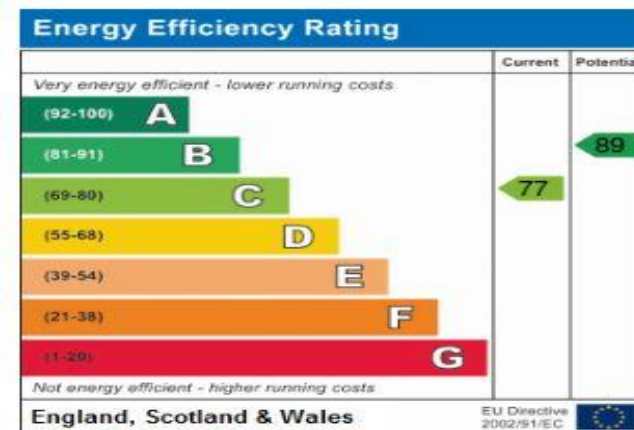
First Floor

Bedroom – Window two large windows to the front aspect. Sliding mirror fronted wardrobes. Built in cupboard. Further storage cupboard.

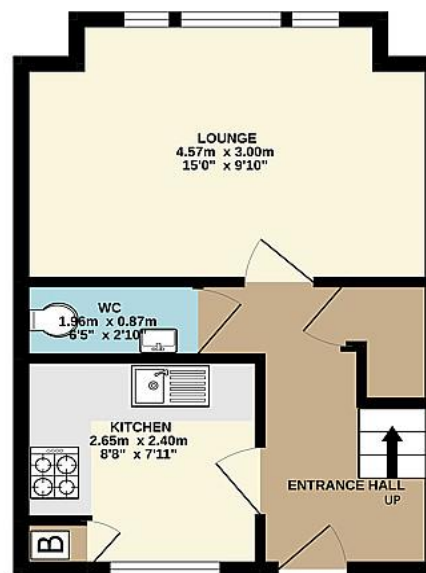
Bedroom – Window and door onto artificial lawned balcony with electric patio heater and light, finished with brushed chrome and marine glass surround, enjoying a wonderful outlook over the town, towards the harbour and sea beyond.

Bathroom – Modern white suite with white panelled bath with shower screen and wall mounted electric shower. Part tiling to walls. Low level WC. Wash hand basin with modern high glossy cupboards under and large mirror over.

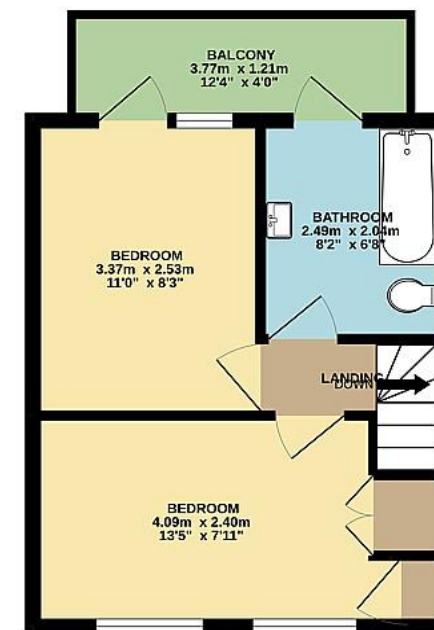
Externally - The vehicle access is approached from Braddons Hill Road through remotely operated electric gates that lead over a tarmacadum driveway to the parking bay, with two allocated spaces underneath number 2 Kathy's Cottages.



GROUND FLOOR
28.0 sq.m. (302 sq.ft.) approx.



1ST FLOOR
26.3 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA: 54.4 sq.m. (585 sq.ft.) approx.
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3 Kathy's Cottages

3 Kathy's Cottages is a well-proportioned terraced home providing modern accommodation with a balcony, parking and sea views.

The ground floor

Living room - With feature mantle, hearth and surround and space for an electric fire. Large feature windows providing much natural light, and providing a wonderful view over the town, harbour and sea beyond.

Kitchen – With a modern range of wall and base level high gloss units comprising, cupboards, drawers and open display shelf. Roll top work surface with single bowl, single drainer sink unit with mixer tap. Space for appliances. Integrated electric oven with electric hob and stainless-steel splashback and extractor hood over. Window to front aspect. Cupboard Housing boiler.

Cloakroom – With low level WC. Wash hand basin with modern high gloss cupboard under and large mirror over. Built in storage cupboard.

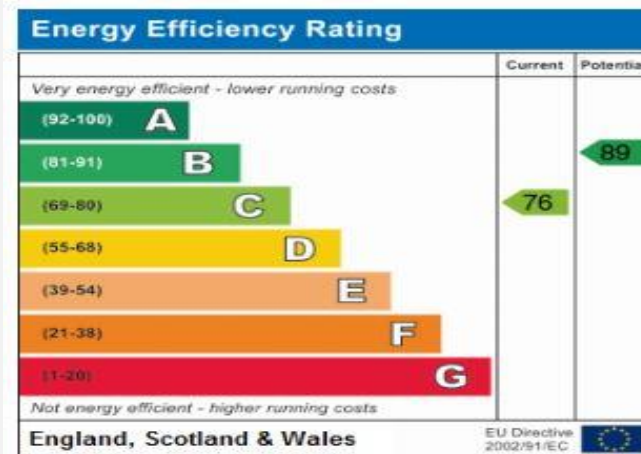
First Floor

Bedroom – Window two large windows to the front aspect. Sliding mirror fronted wardrobes. Built in cupboard. Further storage cupboard.

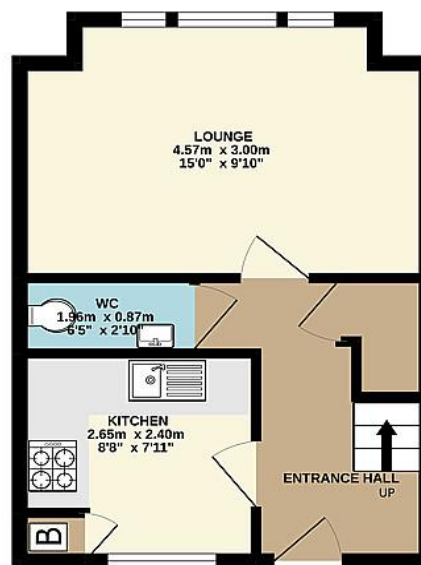
Bedroom – Window and door onto artificial lawned balcony with electric patio heater and light, finished with brushed chrome and marine glass surround, enjoying a wonderful outlook over the town, towards the harbour and sea beyond.

Bathroom – Modern white suite with white panelled bath with shower screen and wall mounted electric shower. Part tiling to walls. Low level WC. Wash hand basin with modern high glossy cupboards under and large mirror over.

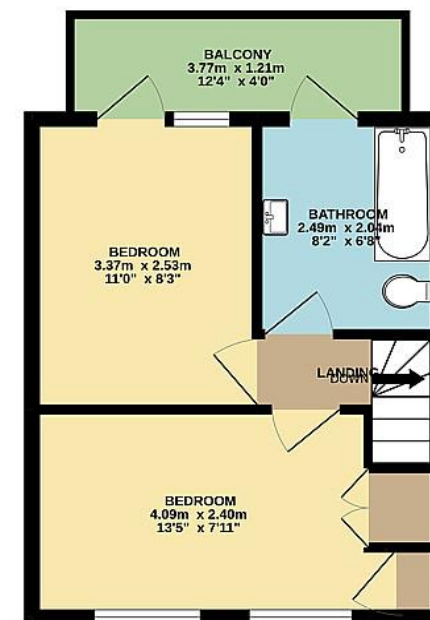
Externally - The vehicle access is approached from Braddons Hill Road through remotely operated electric gates that lead over a tarmac driveway to the parking bay, providing one parking space underneath number 3 Kathy's Cottages.



GROUND FLOOR
28.0 sq.m. (302 sq.ft.) approx.



1ST FLOOR
26.3 sq.m. (284 sq.ft.) approx.



TOTAL FLOOR AREA : 54.4 sq.m. (585 sq.ft.) approx.
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4 Kathy's Cottages

4 Kathy's Cottages is an end of terraced home providing spacious flexible accommodation arranged over three levels.

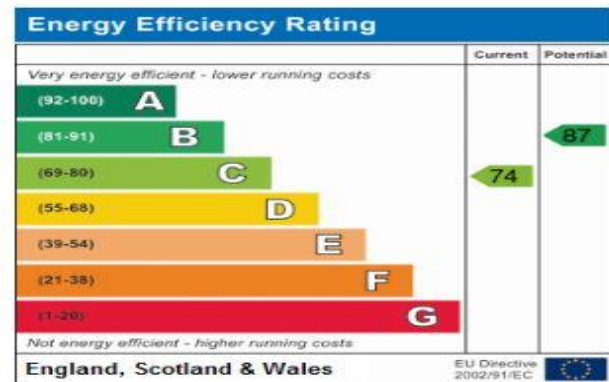
Lower Ground Floor:

Bedroom - The larger of the two bedrooms with addition under the stair's storage. Window to rear aspect.

The ground floor

Kitchen – With a modern range of wall and base level high gloss units comprising, cupboards and drawers. Roll top work surface with single bowl, single drainer sink unit with mixer tap. Space for appliances. Integrated electric oven with electric hob and stainless-steel splashback and extractor hood over. Window to front aspect. Wall mounted boiler. Window and sliding patio door opening to Juliet balcony.

Cloakroom – With low level WC. Wall mounted wash hand basin with large mirror over. Wall mounted heated towel rail/ radiator.



First Floor

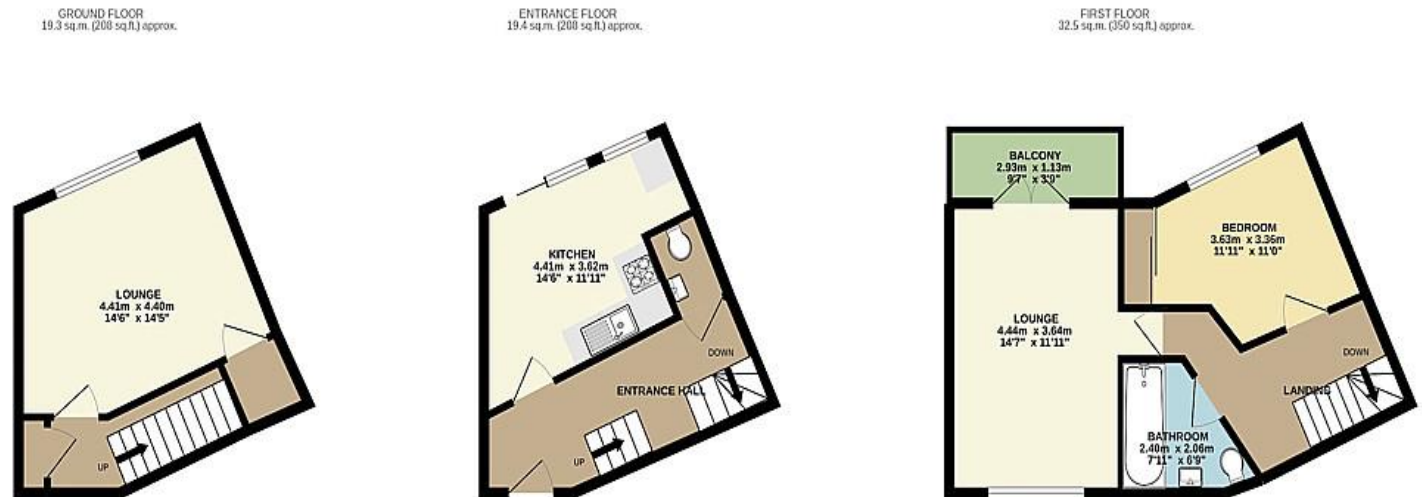
Living Room - With feature mantle, hearth and surround and space for an electric fire. Double patio doors opening onto balcony with electric patio heater and light finished in brushed chrome and marine glass surround, enjoying a wonderful outlook over the town, towards the harbour and sea beyond.

Bedroom – Large window to the rear aspect enjoying wonderful views over the town and harbour beyond. Sliding mirror fronted wardrobes.

Bathroom – Modern white suite with white panelled bath with shower screen and wall mounted electric shower. Part tiling to walls. Low level WC. Wash hand basin with modern high glossy cupboards under and large mirror over.

Externally -The vehicle access is approached from Braddons Hill Road through remotely operated electric gates that lead over a tarmacadum driveway to the parking bay, providing one parking space underneath number 3 Kathy's Cottages.

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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TOTAL FLOOR AREA: 71.2 sq.m. (766 sq.ft.) approx.

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