



JOHN COUCH
THE ESTATE AGENT

7 Braddons Cliffe Braddons Hill Road East
Torquay Devon
£295,000 Leasehold

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£295,000



A ground floor apartment enjoying panoramic views across Tor Bay forming part of a small development of 12 residential apartments

Entrance hall ■ Kitchen ■ Living room ■ Balcony
Bathroom ■ Inner hall ■ 2 bedrooms ■ Cloakroom
Car port

FOR SALE LEASEHOLD

With panoramic views looking across Tor Bay with the Marina and inner harbour in the immediate foreground, the apartment forms part of an established development of 12 residential apartments, enjoying an elevated location. The apartment is situated to the ground floor and can be accessed directly from the car park. The accommodation has a living room opening to a balcony taking in the views, kitchen, inner hall, two bedrooms, cloakroom and bathroom with parking provided by a car port adjacent to the apartment.

Braddons Hill Road East is well positioned for the town and the harbourside and for the lively waterfront, home to Torquay Marina and the harbour bridge linking the north and south piers. Torquay is a pleasant town for enjoyment of seaside living, its sheltered sailing waters ideal for water sports enthusiasts. Opportunities exist for sporting and leisure activities, shopping experiences include independent stores, galleries and of out of town shopping centres, an ever improving dining culture has restaurants ranging from beach front cafes to restaurants for fine dining.

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth.

Front door into **ENTRANCE HALL** Cupboard with plumbing for washing machine. Cupboard housing the insulated hot water cylinder.

LIVING ROOM Double glazed windows to the front overlooking the surrounding area, the harbour and Marina and the surrounding coastline to Paignton, double glazed sliding patio door opening to the balcony. Two radiators. The lounge continues to the original hallway which has the front door from the main building entrance. Cupboard. Radiator. **BALCONY** enjoying a fine south and west aspect taking in the views. Wall mounted entry telephone. Door to:

INNER HALL Door to main building entrance.

CLOAKROOM Close coupled WC, wall mounted corner wash basin, tiled splashback. Extractor fan.

BEDROOM (2) Double glazed window with views towards the Marina and the coastline to Paignton. Fitted double wardrobe. Radiator.

KITCHEN Double glazed window. Work tops on three sides, units beneath and over. Space for upright fridge/freezer. Inset composite one and a half bowl sink, mixer tap. Four ring ceramic hob, stainless steel backing, extractor hood over, double electric oven beneath. Ceramic tiled floor. Radiator.

BEDROOM (1) Double glazed window looking across the balcony towards the Marina, across Tor Bay to Brixham and the surrounding coastline. Two double and a single fitted wardrobe, cupboards over. Radiator.

BATHROOM Panelled bath, tiled surrounds, electric shower over, shower screen, close coupled WC, pedestal wash basin, large mirror over. Extractor fan. Cupboard. Radiator. Ceramic tiled floor. Spotlights.

OUTSIDE The development is approached directly from Braddons Hill Road East leading to the development. Parking is provided by a car port adjacent to the property.

CURRENT MAINTENANCE/LENGTH OF LEASE
£1,960 per annum to include water and buildings insurance, remaining period of 199 year lease from 24th June 1973. Residents own a share of the freehold.

SERVICES Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating by water filled radiators.

CURRENT PROPERTY TAX BAND D (Payable 2023/2024 £2132.74).

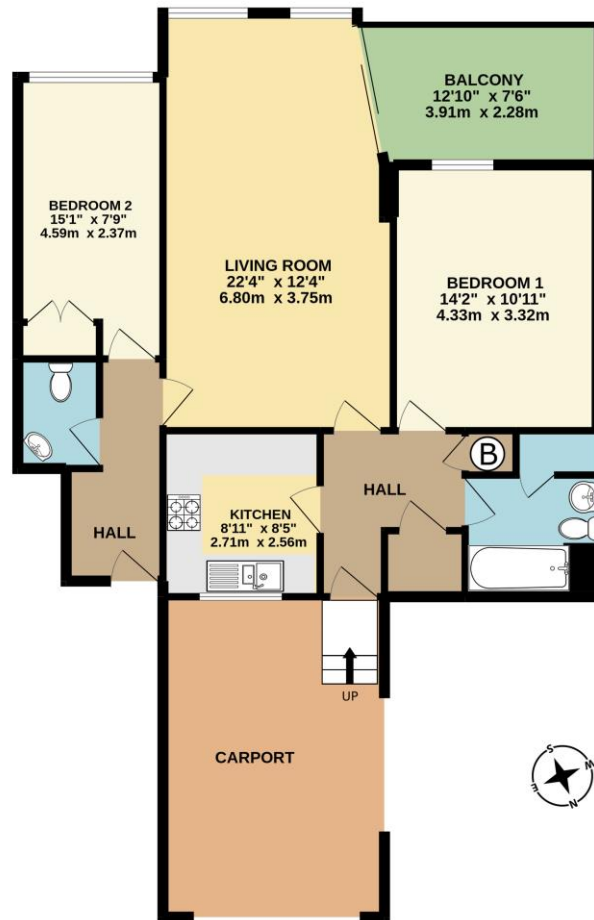
VIEWING By appointment with the Vendors Agents

VIEWING BY APPOINTMENT ONLY





7 BRADDONS CLIFFE
1019 sq.ft. (94.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		10	10

TOTAL FLOOR AREA: 1019 sq.ft. (94.7 sq.m.) approx.

Whilst 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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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.