



30 Kilmorie Ilsham Marine Drive  
Torquay Devon  
£395,000 Leasehold

# 30 Kilmore Ilsham Marine Drive Torquay Devon TQ1 2HU

## £395,000



Presented in excellent order, the apartment forms part of an iconic building, situated to the third floor, taking in panoramic views of Tor Bay and its surrounding coastline

Entrance hall ■ Open plan living area incorporating the kitchen ■ Enclosed balcony  
Inner hall ■ 2 bedrooms ■ En-suite shower room ■ Separate shower ■ Bathroom  
Under cover parking space ■ Visitors parking  
Communal gardens for the residents enjoyment

### FOR SALE LEASEHOLD

Presented in excellent order, the apartment is situated to the third floor, accessed by lift or stairs, taking in panoramic coastal views with Meadfoot Beach in the foreground looking across Tor Bay taking in the surrounding coastline. Bright, light and airy, with an open floor plan, the accommodation offers a living room/kitchen, two bedrooms, en-suite shower room to the principal bedroom, separate shower room and bathroom. Parking is under cover at ground level with well tended gardens and extensive wooded grounds for the residents enjoyment.

The landmark development of Kilmore is situated on Torquay's Ilsham Marine Drive, well placed for Wellswood with its range of amenities including specialist shops, restaurants and public transport links.

Torquay is a pleasant town for enjoyment of seaside living, it offers opportunities for sporting and leisure pursuits, diverse shopping and an ever improving dining culture. Communication links include a direct rail service to London Paddington, linking with the intercity network at Newton Abbot, and the South Devon Highway, bypassing the village of Kingskerswell, improving journey time to Exeter and the M5 motorway.

Store cupboard. Hardwood front door, glazed side panel, into **ENTRANCE HALL** Cupboard housing the trip switch fuse box, electric meter. Coved ceiling. Laminate flooring. Dimplex electric heater.

**OPEN PLAN LIVING AREA (KITCHEN)** Double glazed window looking to the rear garden.

Black granite work tops on three sides, units beneath and over, one cupboard with glass door, tiled surrounds, extending to a breakfast bar. Inset one and a half bowl sink, waste disposal, mixer tap, CDA built-in dishwasher, CDA washing machine. Space for fridge. Bosch oven, ceramic Bosch hob, Luxair extractor hood over. Laminate flooring. **(LIVING AREA)** Entry phone. Double glazed window taking in the panoramic views looking across Tor Bay to Berry Head, Brixham and the surrounding coastline. Coved ceiling, four wall light points. Television and telephone points. Opening to **ENCLOSED BALCONY** Double glazed windows into bedroom (1). Tiled floor. Two wall lights. Dimplex electric heater.

**INNER HALL** Dimplex heater. Linen cupboard housing the hot water cylinder, shelves.

**SHOWER ROOM** Double glazed window, obscure glass. Fully tiled walls. Two steps up to the shower tray with curtain rail and curtain, plumbed shower, hand shower. Electrically heated towel rail.

**BATHROOM** Double glazed window, obscure glass. Fully tiled walls. Oval bath, floor standing tap/shower, close coupled WC, wall mounted wash basin, mixer tap, mirror with illumination, shaver socket. Dimplex wall heater. Chrome electrically heated towel rail. Ceramic tiled floor.

**BEDROOM (1)** Double glazed doors opening to and looking through the balcony taking in the views of Tor Bay. Coved ceiling. Dimplex heater. Hardwood flooring.

**EN-SUITE SHOWER ROOM** Fully tiled walls. Shower cubicle, hand shower, mixer tap, wall mounted wash basin, mixer tap, cosmetics cupboard with mirrored doors and illumination, shaver socket.

**BEDROOM (2)** Double glazed window to the rear garden. Television point. Coved ceiling. Dimplex heater.

**OUTSIDE** Under cover parking space, visitors parking. Terraced gardens and extensive wooded grounds with a 'secret garden' to the seaward side of Ilsham Marine Drive accessed by key through a high gate in the boundary wall.

**CURRENT MAINTENANCE/LENGTH OF LEASE** **CURRENT MAINTENANCE/LENGTH OF LEASE** Current maintenance £3504.00 per annum, plus building insurance approximately £624.00 per annum and ground rent £10 per annum, remaining period of 999 years from 1962, residents own a share of the freehold. A caretaker is present five days a week to deal with any day-to-day maintenance. Pets are allowed at this development with permission. Holiday Letting is not permitted.

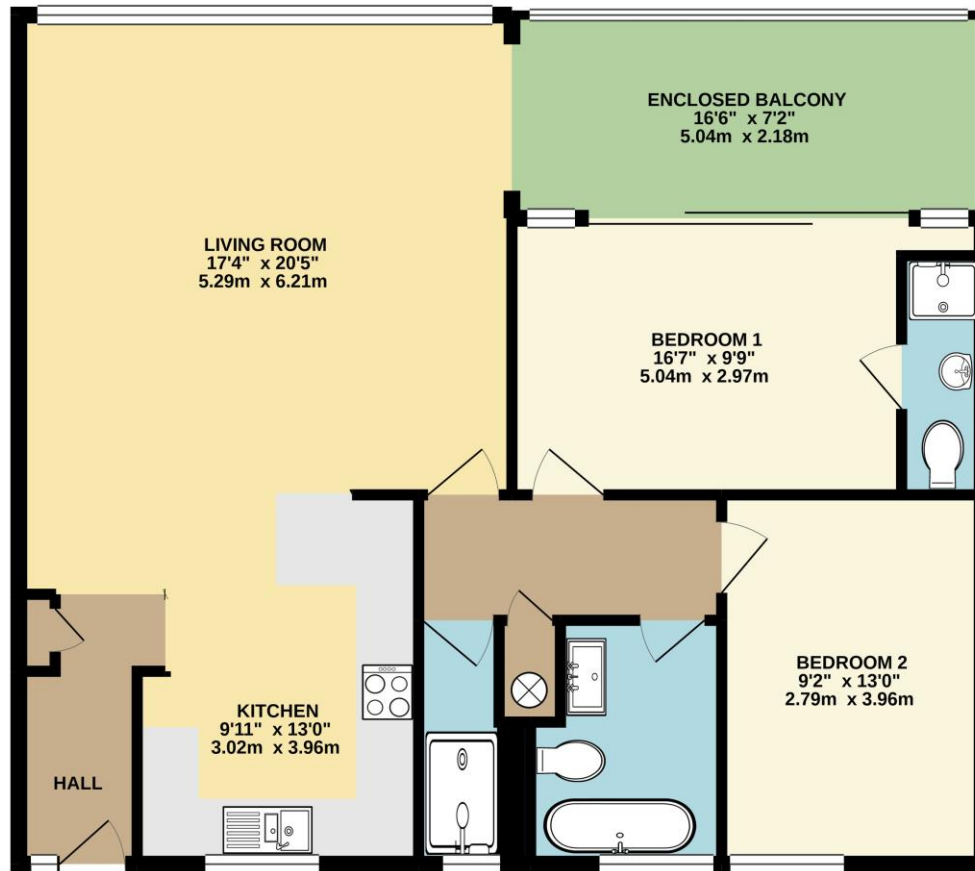
**SERVICES** Mains water, electricity and drainage are all connected, subject to the necessary authorities and regulations. Electric heating. **CURRENT PROPERTY TAX BAND E** (Payable 2023/2024 £2606.68). **VIEWING** By appointment with the Vendors Agents.

**VIEWING BY APPOINTMENT ONLY**





30 KILMORIE  
890 sq.ft. (82.7 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-104)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 890 sq.ft. (82.7 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 effect your decision to buy, please contact us before viewing the property.