



JOHN COUCH
THE ESTATE AGENT

6 Glenside Court Higher Erith Road
Wellwood Torquay Devon

£120,000 Leasehold



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£120,000



A garden level one bedroom retirement apartment with a private terrace, communal gardens and parking, close to excellent local facilities and buses

- Age Restricted Retirement Development
- Sitting/dining room ■ Kitchen
- Bedroom ■ Shower room ■ Private terrace
- Communal gardens ■ Allocated parking

FOR SALE LEASEHOLD

Purpose built during the 1980's Glenside was designed to provide safe and easy to manage retirement apartments on a level site with sunny communal gardens. This well respected development comprises of just 30 apartments laid out over four floors.

LOCATION

The development is set in the sought-after Lincombes Conservation area close to the village style community of Wellswood with its range of shops, cafes, post office, pharmacy and church. The local beaches at Meadfoot and Anstey's Cove and the facilities of town, harbour and sea front esplanade are just a short distance away. A regular bus service operates from both Babbacombe Road and Ilsham Road leading to the harbourside and town, out of town shopping areas and Torbay Hospital.

INTERIOR

From the smart communal entrance stairs or lift descend to garden level where the front door to the apartment opens to a hallway where there is a linen cupboard.

The sitting room provides a bright space for relaxation with patio doors framing the views and giving access to the private terrace with communal gardens beyond. From the sitting room a door opens to the kitchen which is well fitted with wall and base units to three sides. There is space for an electric cooker, washing machine and fridge/freezer.

Returning to the hallway the bedroom has a large picture window overlooking the gardens and a built-in double wardrobe with cupboards above. Completing the accommodation is a shower room with a double width shower cubicle, basin, WC and extractor fan.

OUTSIDE

From the living room there is access to the private garden terrace which is lovely sunny spot to relax and enjoy the views over the communal gardens where there is seating positioned to capture the afternoon sunshine.

Each apartment has a lockable storage area located to the ground floor, designated parking is available at the front of the building and unrestricted parking on the road outside.

VIEWING BY APPOINTMENT ONLY

AREA

Located within a large sheltered bay on the South Devon Coast, Torquay sits at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths lead to hidden coves. From the harbour area the level seafront esplanade flows past the marina and around the bay where restaurants and bars dot the waterfront offering the opportunity to enjoy some fine local seafood. Once the sun sets, the enticing waterfront illuminations, al fresco dining, live music and theatre bring the harbour area alive.

Torquay offers a range of activities and year round events and is also blessed with a choice of land and water based sporting opportunities. The town has a good range of shops and galleries with further facilities located at two out of town shopping parks.

COMMUNICATIONS

Excellent communication links include local bus services and inter-city railway stations at both Totnes and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth. The international airport at Exeter provides a gateway to destinations further afield.

SERVICES

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

CURRENT PROPERTY TAX BAND

A (Payable 2023/2024 £1421.83).

MOBILE PHONE COVERAGE

EE, Three, O2 and Vodafone (Ofcom Data)

BROADBAND

Standard, Superfast and Ultrafast available with Openreach (Ofcom Data)

CURRENT MAINTENANCE/LENGTH OF LEASE

Annual Service Charge – estimated for 2024 £3466.00 per annum. Remaining period of 99 year lease from August 1987

GENERAL GUIDANCE

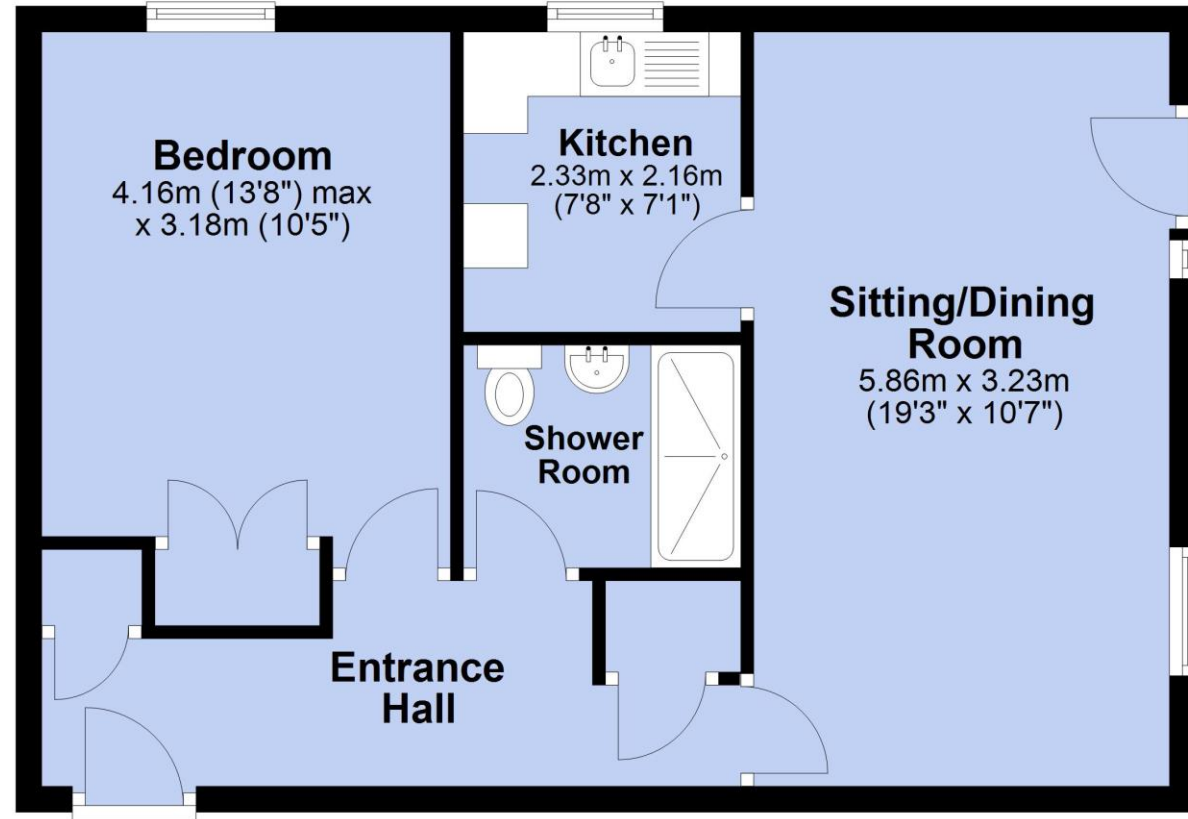
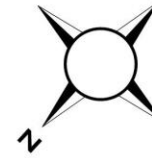
Pets with permission of the resident's association. Short term lets and holiday letting is not permissible. (Subject to confirmation by the Management Company)





Ground Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



| 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 | | EU Directive 2002/91/EC | |

Total area: approx. 51.4 sq. metres (553.0 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.



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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.