



17 Glenside Court
Higher Erith Road Torquay Devon

£69,950 Leasehold



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Torquay Devon TQ1 2Rj

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A first floor apartment with lovely southerly views, providing a secure home for retirement living with communal gardens, parking and close to the amenities of Wellswood and local buses

- Age Restricted Retirement Development with resident warden
- Sitting/dining room ■ Kitchen ■ Bedroom
- Shower room with walk-in double shower
- Communal gardens ■ Private lockable store room
- Care line emergency call system throughout

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 with this apartment on the first floor. The apartments have a minimum age requirement of 60 years.

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 are close by and both have cafes with waterside terraces. The many facilities of town, the harbour and sea front esplanade are just a short distance away.

There is a regular bus service operating from both Babbacombe Road and Ilsham Road. These bus routes lead to the harbourside and town, to Babbacombe and St Marychurch and to the out of town shopping areas and Torbay Hospital. There are both GP and dental practices close by.

INTERIOR

From the smart communal entrance a set of stairs or lift rise one floor where the front door to the apartment opens to a hallway where there is a linen/airing cupboard and cloaks cupboard. Feature floor to ceiling mirror in hallway. The sitting room provides a bright space for relaxation with large windows framing the views over the south facing communal gardens and beyond.

From the sitting room a door opens to the kitchen which is well fitted with wall and base units to three sides with a window ensuring good natural illumination. There is space for an electric cooker, washing machine and fridge/freezer. Wall mounted electric heater.

Returning to the hallway the bedroom has a large picture window overlooking the gardens and a built-in double wardrobe with cupboards above, internally fitted with mirrors. Wall mounted electric heater.

Completing the accommodation is a shower room with a double width shower cubicle with power shower, basin, WC and extractor fan. Electric heater and towel rail.

VIEWING BY APPOINTMENT ONLY

OUTSIDE

The enclosed gardens are for the use of the residents and are a lovely spot to relax and enjoy available sunshine. Communal seating areas provide an opportunity to sit and catch up with neighbours and friends.

Each apartment has a lockable storage area located to the ground floor. There is limited residents parking available at the front of the building and plenty of unrestricted parking close by.

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 Torquay 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 B Torbay Council (Payable 2024/2025 £1736.66)

MOBILE PHONE COVERAGE EE, Three, 02 and Vodafone (Estimated Ofcom Data)
BROADBAND Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

MAINTENANCE CHARGE/LENGTH OF LEASE

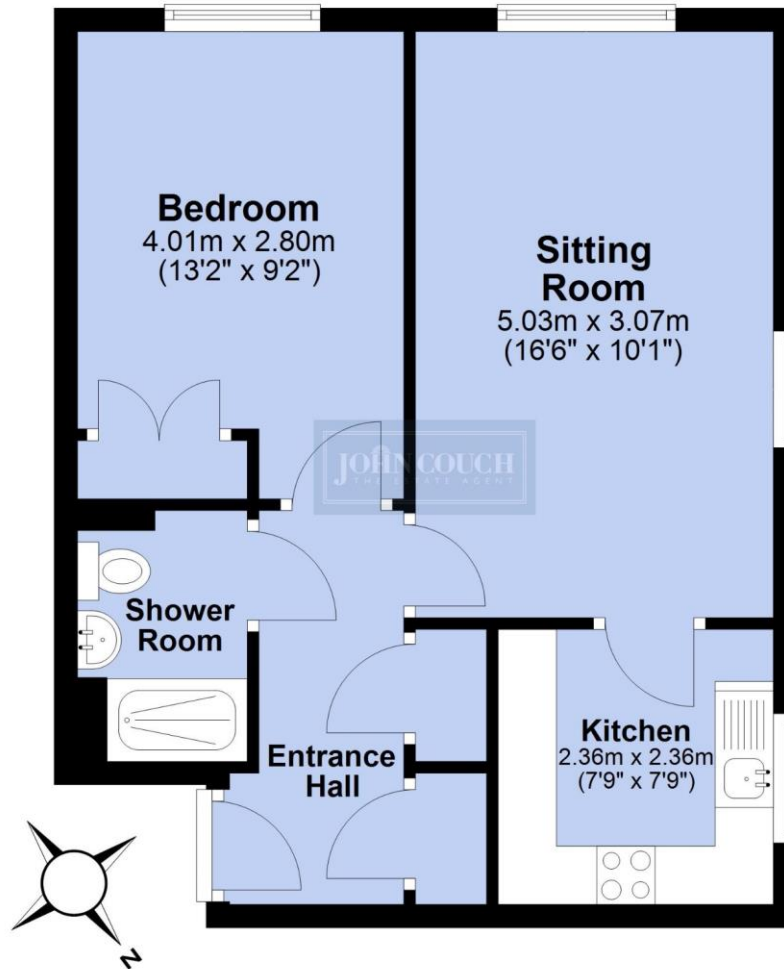
Annual Service Charge (estimated for 2024) £3466.00 per annum. Ground Rent £150 per annum. Remaining period of 159 year lease from August 1987 (122 years remaining). Lease expiry date 1/8/2146

GENERAL GUIDANCE

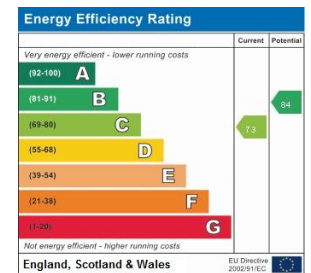
There is a minimum age restriction of 60 years for residents of these apartments. Pets with permission of the resident's association. Short term lets and holiday letting is not permissible (subject to confirmation by the management company).







Total area: approx. 43.1 sq. metres (464.1 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.



GLENSIDE COURT

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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.