



Cleve Court Cleve Terrace  
Ilsham Road Wellwood Torquay Devon  
£132,500 Leasehold

  
**JOHN COUCH**  
THE ESTATE AGENT

# I Cleve Court Cleve Terrace Ilsham Road Wellswood Torquay Devon TQ1 2NS

## £132,500 Leasehold



A smartly refurbished, purpose built one bedroom ground floor apartment with parking space and level access, within walking distance of Ilsham Valley and just a short stroll from the shops and amenities of Wellswood

- Ground floor purpose built apartment
- New kitchen ■ New bathroom
- New carpet ■ Freshly painted
- Allocated parking space ■ Level access

### FOR SALE LEASEHOLD

Cleve Court is a modern development of six apartments located in a peaceful situation at the end of Cleve Terrace, yet just a short level walk to the facilities of Wellswood. Presented in a clean fresh style the apartment has been refurbished with a new contemporary kitchen, newly fitted bathroom, new carpets and fresh paint, it is perfect for those seeking an easy to manage home ready to move in to. Approached over the driveway there is an allocated parking space to the front of the building and being ground floor the apartment has virtually level access.

### LOCATION

Cleve Terrace is to be found in the friendly village style community of Wellswood with its range of shops including a pub, restaurant, French patisserie, convenience stores, shops and salons. Wellswood also has a bus service and Parish Church. There are local beaches at Anstey's Cove and Meadfoot, both of which have waterside cafes. The harbourside and town are within easy reach and there are good local buses on the nearby Babbacombe Road. This location sits within the sought after Lincombes Conservation Area.

### AREA

Torquay is at the heart of the English Riviera where the stunning coastline is dotted with sandy beaches and coastal footpaths. From the harbour area the level seafront esplanade flows around the bay where restaurants and bars dot the shore. 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 storage heaters and hot water via an electric immersion system.

**CURRENT PROPERTY TAX BAND B** (Payable Torbay Council 2024/2025 £1736.66)

**MOBILE PHONE COVERAGE** EE, Three, O2 and Vodafone (Estimated Ofcom Data) **BROADBAND** Standard (ADSL) Superfast (Cable) and Ultrafast (FTTP) (Estimated Ofcom Data)

**CURRENT MAINTENANCE/LEASE TERMS** £1200 per annum service charge. 199 year lease from 01/01/1991, lease expiry date 01/01/2190, 165 years remaining. Owners own a share of the Freehold.

**GENERAL GUIDANCE** Letting and pets are permitted

**VIEWING BY APPOINTMENT ONLY**







Approximate Area = 443 sq ft / 41.1 sq m

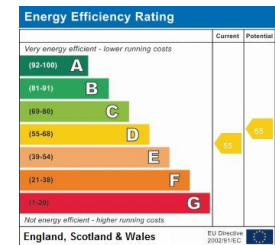
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for John Couch The Estate Agent. REF: 1141810



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.



43 Ilsham Road Wellswood Torquay Devon TQ1 2JG  
t: 01803 296500 e: mail@johncouch.co.uk



Zoopla rightmove



www.johncouch.co.uk

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.