



**JOHN COUCH**  
THE ESTATE AGENT

3 Woodhaye Gardens Old Torwood Road  
Torquay Devon

**£175,000 Leasehold**



# 3 Woodhaye Gardens Old Torwood Road Torquay Devon TQ1 1QW

## £175,000 Leasehold



A ground floor apartment occupying a corner position within in a smart purpose built development, close to local amenities and the harbourside, with two bedrooms, garden room, south-facing private terrace and parking space.

- Ground floor apartment
- Fitted kitchen ■ Sitting/dining room ■ Garden room
- Two bedrooms ■ Shower room ■ Private terrace

### FOR SALE LEASEHOLD

Built on the site of one of Torquay's Victorian villas, Woodhaye Gardens was developed in the late 1980s to provide apartments in a location that is convenient for local amenities and all that Torquay has to offer. The apartment has well laid out accommodation with two bedrooms, an open plan living/dining room, separate kitchen, small sun room and paved private terrace, with allocated parking to the front of the development, communal gardens to the side and parking available for visitors.

### LOCATION

Woodhaye Gardens is set within the Wellswood Conservation area which is a quiet residential neighbourhood close to the local amenities at Lisburne Square and the more extensive facilities at the nearby village style community of Wellswood. A local bus service runs along the Babbacombe Road bringing the harbourside and town within easy reach.

### INTERIOR

The front door opens to the hallway where there is an airing cupboard and separate cloaks cupboard. The living room sits to the front aspect and naturally divides to provide separate seating and dining areas. A dining table and chairs can be placed adjacent to the kitchen with lounge furniture for relaxation positioned to enjoy the views of the terrace.

A glazed door opens to the delightful garden room that has a tiled floor and is the perfect space to relax and enjoy the inside/outside feel that this room provides. A separate glass door from the living room opens onto the terrace.

The kitchen is fully fitted with a range of wall and base units incorporating an integrated oven and hob, with space for a fridge/freezer and a window to the side aspect provides natural light and ventilation.

There are two double bedrooms, the first has fitted wardrobes and views to the flower borders at the rear of the development whilst bedroom two has a window to the side aspect.

Completing the accommodation is a contemporary bathroom that has been fitted with a double walk-in shower.

### OUTSIDE

The development sits within well-established communal grounds where there is a level lawn edged with mature shrubs and seating for the resident's enjoyment. To the front of the building is an allocated parking space with additional parking for visitors.

The apartment has a south facing terrace that is perfectly placed to capture any available sunshine. This lovely suntrap is partially concealed with conifers offering privacy.

**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.

The historic riverside towns of Dartmouth and Totnes are within easy reach along with the popular sailing resort of Salcombe. Dartmoor National Park and both English Heritage and National Trust properties are nearby including Agatha Christie's holiday home at Greenway.

## 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, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired boiler with radiators.

**CURRENT PROPERTY TAX BAND C** (Payable 2024/2025 £1984.75)

**MOBILE PHONE COVERAGE** EE, Three, 02 and Vodafone (Estimated Ofcom Data)

**BROADBAND** Standard (ADSL) Superfast (Cable) (Estimated Ofcom Data)

## CURRENT MAINTENANCE/LENGTH OF LEASE

£2457.90 per annum. 199 year lease from 01/01/1987 lease expiry date 01/01/2186, 161 years remaining. Owners have a share of the freehold.

**GENERAL GUIDANCE** Shorthold tenancy agreements and small well-behaved pets are allowed, but holiday letting is not permissible. (Subject to confirmation by the Management Company)

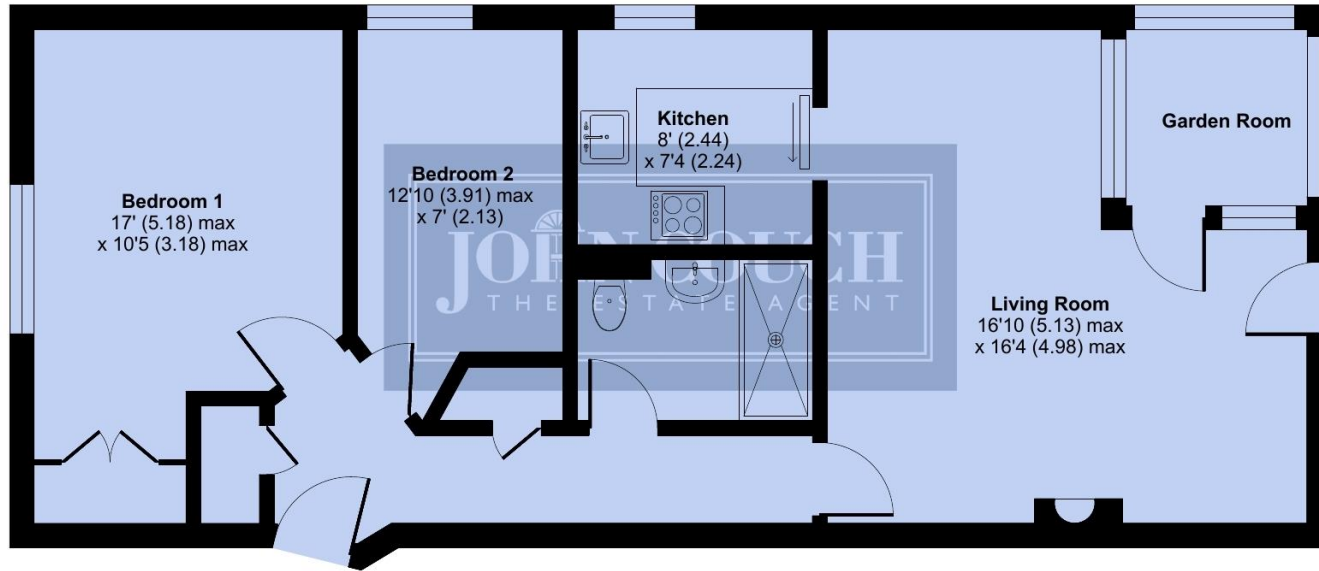






Approximate Area = 731 sq ft / 68 sq m

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: 1164635

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	73
(55-68)	<b>D</b>		
(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	

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.