



JOHN COUCH
THE ESTATE AGENT

10 Fonthill Lower Warberry Road
Torquay Devon
£249,000 Leasehold

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Wellswood Torquay Devon TQ1 1QP

£249,000 Leasehold



An immaculately presented two bedroom, two bathroom, first floor apartment within a small select development in a sought-after Conservation area, with parking and communal gardens, close to buses and local amenities

- Conservation area close to beaches, Marina & amenities
- Kitchen/dining room ■ South-facing sitting room
- Two bedrooms ■ Two bathrooms
- Allocated parking ■ Communal gardens

FOR SALE LEASEHOLD

Fonthill was built c2006 by a well-respected local developer, its design reminiscent of the Victorian Villa that once stood on this site. This smart well managed block of just 14 residential apartments provides well designed accommodation for relaxed living.

Apartment ten is conveniently located to the first floor from the entrance level accessed by lift or stairs and is smartly presented in a classical style providing a comfortable home for an easy to manage lifestyle. Freshly decorated and with new carpets this home is ready to move into.

The front door opens to the hallway where there are storage/cloaks cupboards. To the right side the kitchen/dining room has been designed to accommodate a good sized dining table. There is an excellent range of wall and base units that incorporate many integrated appliances. The sitting room has a large south facing bay window that frames views over the gardens. This spacious room also has an electric flame effect fire and a window to the side aspect.

The apartment has two double bedrooms, one with an en-suite shower room and both with views over the communal gardens to the rear. The principal bedroom has an en-suite shower room and a large family bathroom completes the accommodation.

Allocated parking is to the rear and the well maintained grounds have a secure gated pathway that opens onto Babbacombe Road.

LOCATION

The development is very close to the village style community of Wellswood where the superb facilities include convenience stores, French patisserie, delicatessen, pharmacy, post office, pub, restaurants, cafes, salons, boutique shops, school and Church.

The nearby Ilisham Valley leads to the popular beach at Meadfoot where there is a café with waterside terrace and easy access to the south west coastal path. Excellent bus services operate in the area and the harbourside, marina and town with their many dining, entertainment and shopping facilities are within easy reach.

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. New electric panel heaters.

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

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

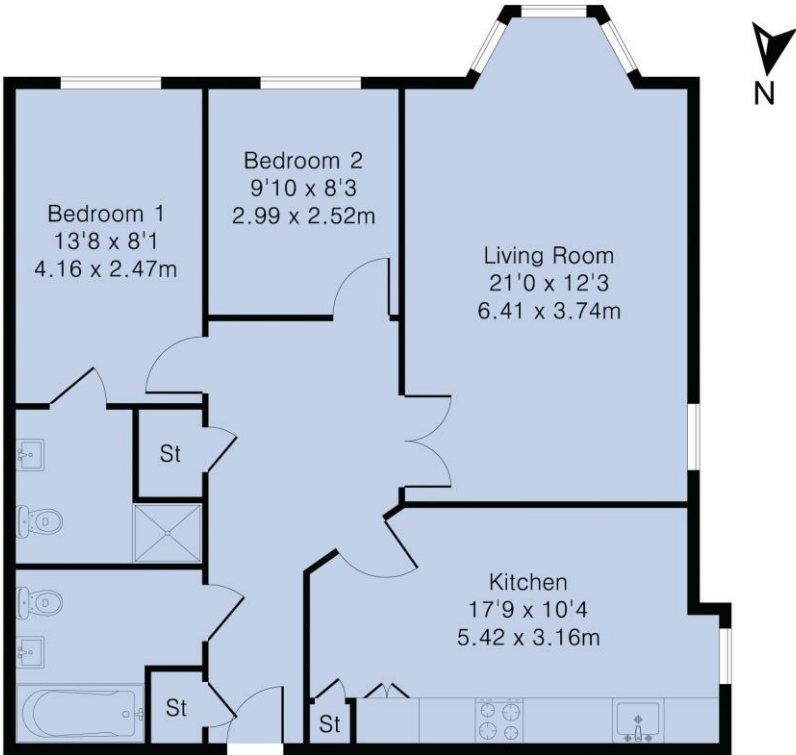
CURRENT MAINTENANCE/LEASE TERMS £2388 per annum. Ground Rent £125.00 per annum. 999 year lease from 24/01/2007, lease expiry date 01/04/3005, 980 years remaining.

VIEWING BY APPOINTMENT ONLY





Approximate Gross Internal Area 853 sq ft - 79 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	83
(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	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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.