







Taylors
sales & lettings

Asking Price Of £60,000

Higher Erith Road,
Torquay, TQ1 2RJ

A well presented one bedroom apartment located within the desirable location of Wellswood, Torquay. This quiet retirement development is perfectly situated within easy reach of local shops, cafes and restaurants, bus links as well as much more. The property is being offered for sale with no onward chain!

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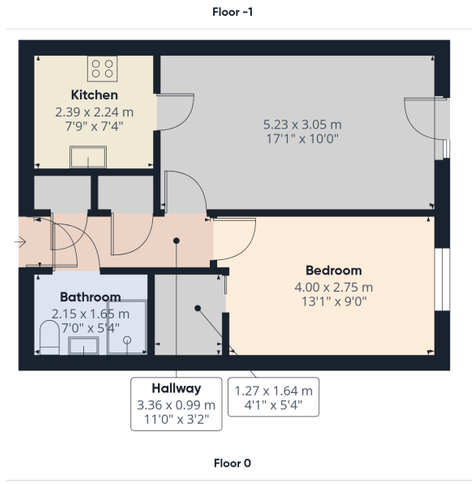

ENTRANCE A fire safety front door opens into a wide and welcoming entrance hallway, with doors leading to the adjoining rooms, an emergency pull cord system, intercom system, internet point, a useful fitted storage cupboard, airing cupboard and an electric radiator.

LIVING ROOM A bright and spacious lounge/diner enjoying a pleasant outlook over the beautifully maintained communal gardens. The room provides ample space for a range of furnishings and benefits from a UPVC double glazed door opening directly onto the property's private patio and an electric radiator.

KITCHEN A beautifully appointed modern kitchen fitted with a comprehensive range of matching wall, base and drawer units, complemented by work surfaces over. There is a stainless steel sink and drainer, integrated electric oven with grill, electric hob with extractor hood over, and a range of integrated appliances including a fridge freezer, washing machine and microwave. Complimentary tiled backsplash and emergency pull cord.

BEDROOM A generously proportioned double bedroom enjoying a pleasant outlook over the sunny communal gardens and providing ample space for bedroom furniture. The bedroom benefits from a walk-in wardrobe with hanging rails and shelving, as well as a UPVC double glazed window overlooking the gardens and an electric radiator.

SHOWER ROOM A recently fitted and stylish modern shower room comprising a low-level flush WC, vanity wash hand basin with useful storage beneath and a walk-in corner shower. The shower is finished with contemporary AquaPanels and further benefits from an extractor fan and heated towel rail.

OUTSIDE The property enjoys its own South facing private patio, providing an ideal space for alfresco dining or relaxing outdoors. The patio leads onto the beautifully maintained communal gardens, which are predominantly laid to lawn and complemented by a variety of mature shrubs and established planting. The property also benefits from allocated parking for one vehicle.

DEVELOPMENT & ADDITIONAL INFORMATION
Glenside Court is a well-maintained development with a minimum age requirement of 60 years, offering residents peace of mind and a range of useful facilities. The development benefits from an on-site manager, lift access to all floors and a disability access ramp providing step-free access to the front entrance. There is also a large, lockable private storage area situated on the lower ground floor, providing valuable additional storage space. To the rear of the building are delightful, well-established and private communal gardens, providing a pleasant outdoor environment for residents to enjoy.

Address 'Higher Erith Road, Torquay, TQ1 2RJ

Tenure 'Leashold'

Council Tax Band 'A'

EPC Rating '60 | D'

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