



TORBAY PROPERTY MANAGEMENT
Sales & Lettings



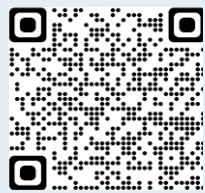
Flat 20, The Vinery, Montpellier Road, Torquay, TQ1 1TY £190,000

Situated within a sought after development for the over 60's, is this spacious two bedroom apartment which is close to the town centre and harbour side.

The apartment consists of a bright and spacious lounge/diner, opening onto a modern kitchen, large master bedroom with dressing area, built in wardrobes and en-suite shower room, second double bedroom and a further shower room.

There is underground parking, residents guest suite, conservatory, beautiful terrace, communal laundry room and a house manager on site.

- Two Bedroom Apartment for the Over 60's
- Secure Gated Underground Apartment
- Sea Views & Disabled Access
- Close to Town Centre & Harbour Side



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COMMUNAL ENTRANCE

Secure communal entrance with stairs or lift to all floors

ENTRANCE HALL

Laminate flooring with doors off to principle rooms, two storage cupboards, night store heater and Turnstall Alarm.

LIVING ROOM / DINER

16'0" x 10'10" (4.88m x 3.3m) max

Bright and spacious living room/diner with upvc double glazed windows to the front aspect, electric fire with surround, night storage heater, aerial and phone sockets opening onto:

KITCHEN

8'9" x 8'2" (2.67m x 2.49m)

Modern fitted kitchen with a range of wall and base units, laminate worktops, under counter lighting, acrylic sink, electric oven, electric hob, cooker hood, space for washing machine, dishwasher and fridge freezer and built in microwave.

BEDROOM 1

11'9" x 9'4" (3.59m x 2.85m)

Spacious double bedroom with upvc double glazed window to front aspect, a range of built in wardrobes and over bed storage, wall hung electric heater opening onto:

DRESSING AREA

Large built in wardrobe with mirrored sliding doors and storage cupboard with hot water cylinder onto:

EN-SUITE SHOWER ROOM

Modern shower room with suite consisting of low level wc, pedestal wash hand basin, corner shower enclosure with mixer shower, inset mirror and lighting, extractor fan, electric towel rail, part tiled walls and shaver socket.

BEDROOM 2

11'9" x 8'1" (3.59m x 2.47m)

Double bedroom with upvc double glazed window to front aspect.



SHOWER ROOM

Modern shower room suite comprising of shower enclosure with mixer shower, low level WC, pedestal wash hand basin, extractor fan, tiled walls, electric towel radiator and shaver socket.

PARKING

Secure underground parking for one car accessed through an electric gate with lift/stairs access to all floors. Further parking available in nearby council car park.

FACILITIES

House manager on site which is included within the maintenance charges.

Communal top floor conservatory and roof terrace for enjoyment by the residents with coffee mornings and events.

Communal laundry room available for the use by the residents.

Pleasant gardens with seating area with fantastic sea and town views.

LOCATION

Situated on The Terrace within close proximity to the town centre and harbour side.

RESTRICTIONS

Residents must be aged 60 and over.

Pets are not allowed.

Holiday letting is not allowed.



DO YOU HAVE A PROPERTY TO SELL?

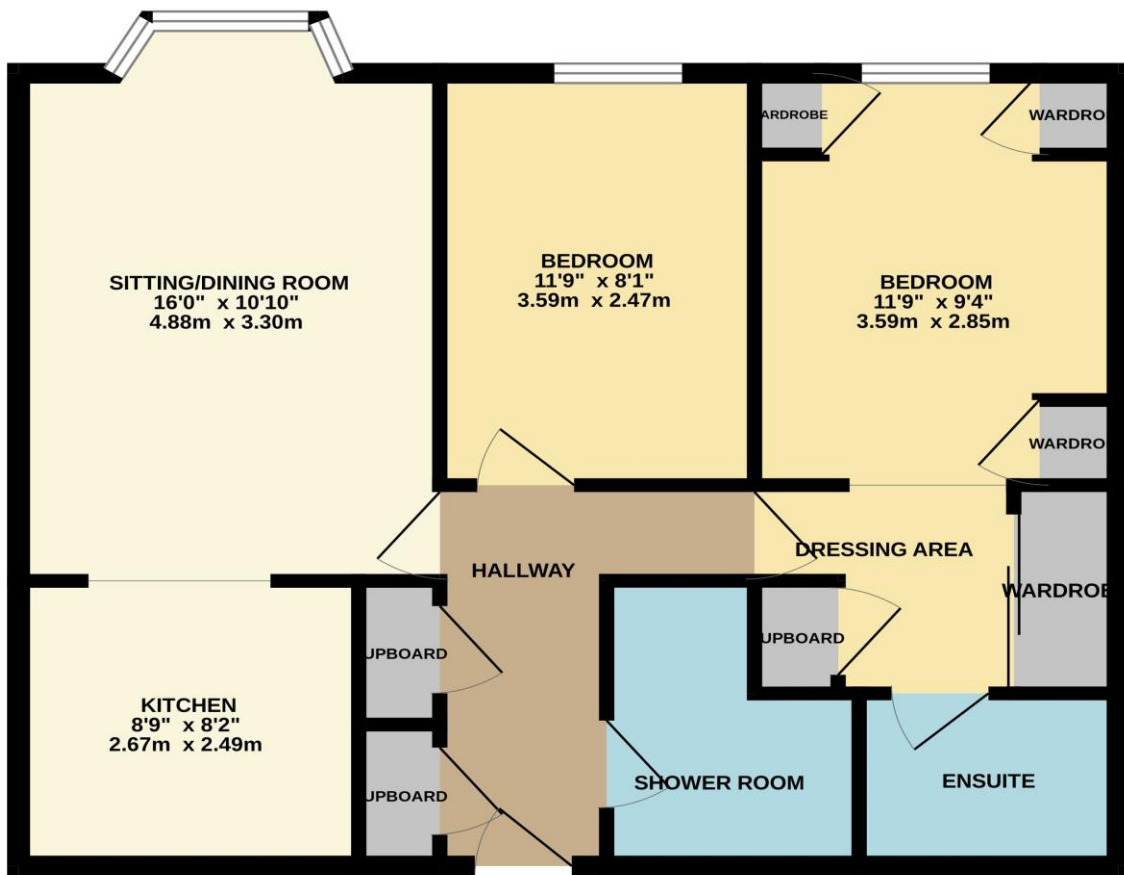
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer: These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for co-operation.



MATERIAL INFORMATION:

PROPERTY ADDRESS:

Flat 20, The Vinery, Montpellier Road, Torquay, TQ1 1TY

PROPERTY TYPE:

Flat

CONSTRUCTION:

Standard Construction

SOURCE OF HEATING:

Electric

SOURCE OF ELECTRIC SUPPLY:

Mains

SOURCE OF WATER SUPPLY:

Mains

SEWERAGE:

Mains

BROADBAND CONNECTION:

Copper

MOBILE SIGNAL/COVERAGE:

Likely to have good coverage (Ofcom)

PARKING:

Underground Allocated Parking

BUILDING SAFETY ISSUES :

None known

RIGHTS & RESTRICTIONS:

None known

FLOOD & EROSION RISK:

None Known

PLANNING PERMISSION / DEVELOPMENT PROPOSALS:

None Known

PROPERTY ACCESSABILITY / ADAPTIONS:

Disabled Access

COALFIELD OR MINING AREA:

No

TENURE:

Leasehold

LENGTH OF LEASE:

150 years from 29 September 1986

ANNUAL GROUND RENT:

£0.00

GROUND RENT REVIEW PERIOD:

Not Applicable

ANNUAL SERVICE CHARGE:

£4984.00

SERVICE CHARGE REVIEW PERIOD:

Annually

COUNCIL TAX BAND:

D

ENERGY PERFORMANCE RATING:

B

Viewings by appointment only -
please call 01803 295291 to register
your interest.