



WOODEND ROAD
TORQUAY



WOODEND ROAD

A unique four bedroom apartment located in the exclusive area of Wellswood just a stones throw from the local high street with its array of shops patisseries and eateries. The elegant design combines period features with modern living throughout giving the property a bright and comfortable feel. In brief the property comprises of four bedrooms, a large living room, a kitchen/dining room, family bathroom and a separate toilet. Externally it has its own private garden as well as a parking space and also a garage with up and over door. It has its own private access and is offered with a long lease.

Entrance Hall

Wall mounted radiator. Obscure window. High level window. Cupboard. Steps rise to the

Reception Hall

Coving. Access to loft.

Cloakroom/ Laundry Room

Low level WC. Dado Rail. Plumbing for washing machine. Space for tumble dryer. Extractor Fan. Vanity unit with wash basin. Cupboard housing the Worcester gas boiler. Wall mounted Radiator.

Bedroom One 21' 1" x 16' 1" (6.42m x 4.90m)

Built in wardrobes. Double Glazed window with open views. Dado rail. Coving. Wall mounted radiator.

Bedroom Two 19' 8" x 13' 2" (5.99m x 4.01m)

Side elevation double glazed window. Built in wardrobes. Mirrored doors. Dado rail. Feature fireplace. Wall mounted radiator. Coving.

Bedroom Three 13' 4" x 11' 4" (4.06m x 3.45m)

Front elevation double glazed window. Wall mounted radiator. Built-in bookcase. Inset ceiling lights.

Bedroom Four 14' 7" x 11' 8" (4.44m x 3.55m)

Doubled glazed window. Inset ceiling lights. Wall mounted radiator.





Sower
Estate Agents

Lounge 20' 0" x 18' 11" (6.09m x 5.76m)

Rear elevation Double glazed window with views over the surrounding areas. Coal effect living flame gas fire. Fireplace with wooden mantle and surround. Coving. Dado rail. Two wall mounted radiators.

Kitchen/Diner 20' 0" x 14' 1" (6.09m x 4.29m)

Double glazed windows. Units beneath and over. Work top. Tiled surrounds. Island unit with cupboards and drawers with dividers for storage. Pull-out storage unit. Two built in chopping boards. Dresser unit. Space for American fridge/freezer. Siemen appliances. Integrated dishwasher. Plate warmer and induction hob. Wok burner. Extractor over. Belfast style sink with nozzle spray tap. Dado rail. Coving. Wall mounted radiator.



Bathroom

Side elevation double glazed window. Panelled bath. Victorian style mixer tap/shower. Tiled surround. WC. Dado rail. Wall mounted wash basin.

Garage

A pedestrian gate opens to a garden with flower beds and a pathway leading to the front door. Small terrace. Water tap.





H. Sower
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General

Services:

All mains services are believed to be connected to the property.

Local Authority:
Torbay Council

Council Tax:
E



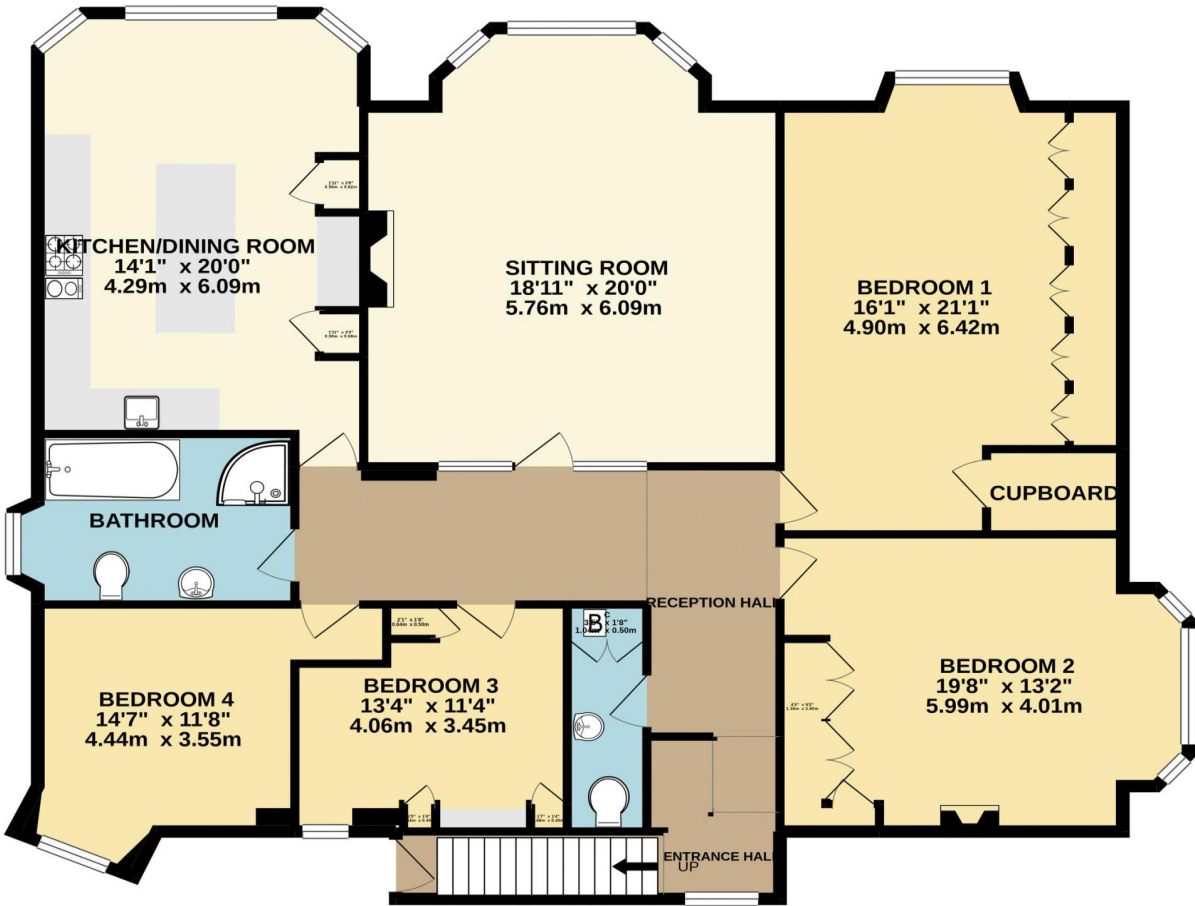
GROUND FLOOR



TOTAL FLOOR AREA : 1940sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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IMPORTANT: we would like to 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.