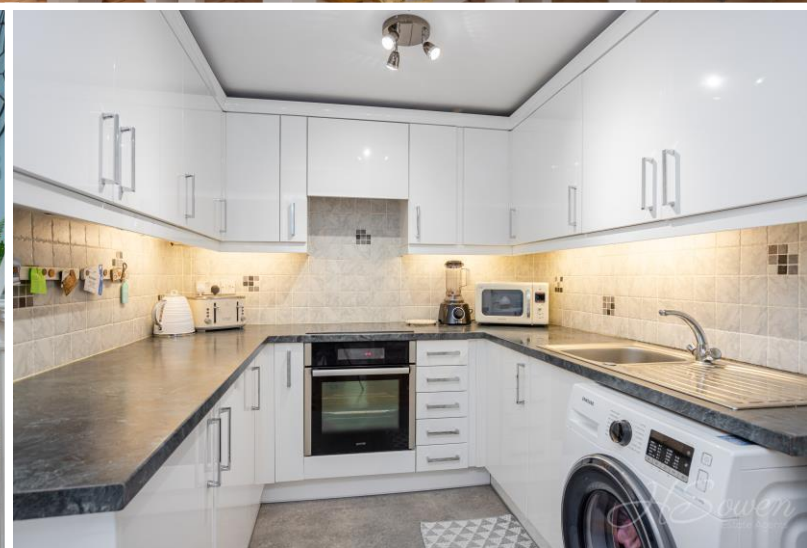


01803 364 029

66 Torwood Street, Torquay  
Devon, TQ1 1DT

e: [info@hsowen.co.uk](mailto:info@hsowen.co.uk)

[www.hsowen.co.uk](http://www.hsowen.co.uk)



KENTS ROAD  
TORQUAY TQ1 2NL

Share of Freehold



## 5 KENTS ROAD TORQUAY TQ1 2NL

Share of Freehold

This Spacious 2 double bedroom garden flat is situated in the sought after area of Wellwood with its excellent parade of shops, bars, restaurants, cafes, post office, hairdressers and local primary school. St Matthias Church is situated on nearby Babbacombe Road along with bus services to other routes. Meadfoot Beach is within proximity. This chain free Garden Level Flat on the lower ground floor level with two apartments entering from the communal entrance hallway has a original wooden front door which enters into a long hallway with large storage cupboard and has access into each room in the apartment. The large bright and airy Lounge/Dining room has a big window to the front of the property and has been modernised without losing the period charm of the era. The living space has a wide opening to a modern fitted kitchen with plenty of worktop and storage space. There are two double bedrooms, with a Bathroom with airing cupboard and separate WC. The windows to the rear are UPVC double glazed but as it is in a conservation area the window in the lounge has to be in keeping with the building as the property is Grade listed. The flat has a gas central heating system with a combi boiler. This apartment benefits from its own private enclosed rear courtyard style garden with flower beds and dining area.



**Living/Dining room 17' 2" x 13' 5" (5.23m x 4.09m)**

Front elevation window. Log burner. Wall mounted radiator. Wooden flooring.

**Kitchen 7' 4" x 7' 8" (2.23m x 2.34m)**

Wall and base units. Square edge work surfaces. Fitted oven. Four ring hob. Cooker hood. Sink with drainer. Plumbing for washing machine. Fitted fridge.

**Hallway**

Front elevation door. Wooden flooring. Cupboard. Wall mounted radiator. Telephone entry system. Wall mounted boiler.

**Bathroom**

Panelled bath with electric shower over. Wash hand basin. Vanity unit. Mirrored cabinet. Heated towel rail.

**Bedroom One 11' 0" x 12' 2" (3.35m x 3.71m)**

Rear elevation double glazed window. Wall mounted radiator. Cupboard.

**Bedroom Two 7' 1" x 9' 1" (2.16m x 2.77m)**

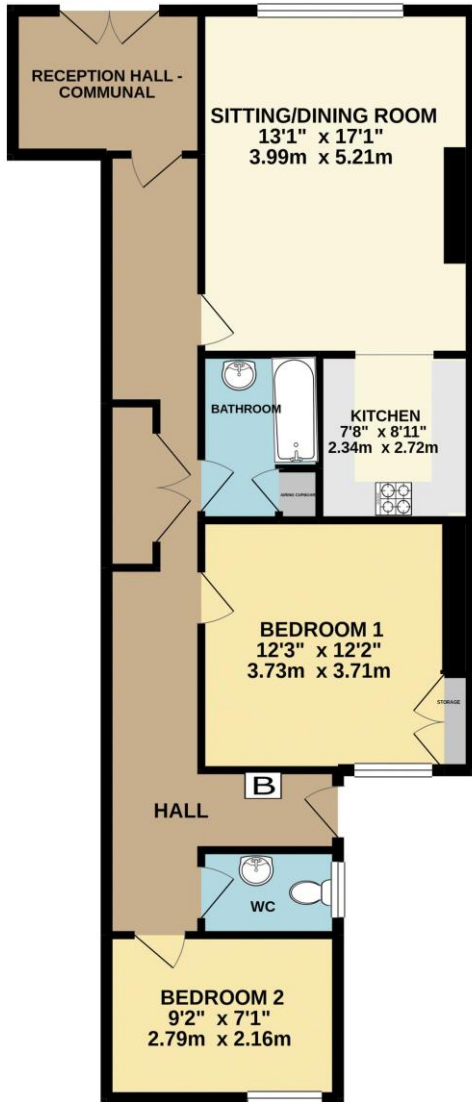
Rear elevation double glazed window. Wall mounted radiator.

**WC**

Low level WC. Wash hand basin. Side elevation double glazed frosted window.



GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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**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.