



**8 SACHS LODGE**  
TORQUAY TQ1 2ER



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A spacious two bedrooms ground floor apartment that forms part of an exclusive modern retirement development in a peaceful setting. The apartment boasts wonderful sea views from principal rooms and has a balcony to take in the beautiful surroundings. It is situated in the prestigious area of Wellswood Village with a whole host of amenities and bus routes to various destinations including Torquay Harbour Side and Babbacombe. The apartment has a fantastic video entry system with the facility to talk to other residents directly if desired. The fully fitted kitchen is finished to a high standard with integrated appliances and stunning units. The living room is also light and bright with doors giving access to the balcony with the sea views and leafy outlook. Bedroom one is a spacious double and benefits from a built-in wardrobe and master shower en-suite, bedroom two is a good size with sea views and the bathroom is fitted with a bath with shower over. Sachs Lodge is perfect for those seeking an independent lifestyle whilst feeling safe and secure with the option to be a part of a community. Each apartment is self-contained with their own private front doors, so that you have privacy and peace and quiet. The Owner's lounge is a popular relaxed meeting place with various outside seating areas allowing you to enjoy the beautiful surroundings Wellswood has to offer. There is also a fantastic guest suite that can be booked for family and friends to stay when visiting.

## Hall

Telephone entry system. Storage cupboard.

## Lounge/dining room 28' 8" x 11' 1" (8.73m x 3.38m)

Rear elevation double glazed french doors opening onto balcony. Rear elevation windows. Stunning sea views. Electric fireplace. Coving.

## Bedroom One 16' 0" x 9' 4" (4.87m x 2.84m)

Side elevation windows. Storage cupboard. Fitted wardrobes.

## En-suite

Shower cubicle. Low level WC. Wash hand basin vanity unit. Tiling.

## Bathroom

Panelled bath with shower over. Low level WC. Wash hand basin. Vanity unit. Tiling.

## Bedroom Two 9' 9" x 10' 4" (2.97m x 3.15m)

Rear elevation window. Coving.





**General**

**Services:**

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

**Local Authority:**

Torbay Council

**Council Tax:**

D





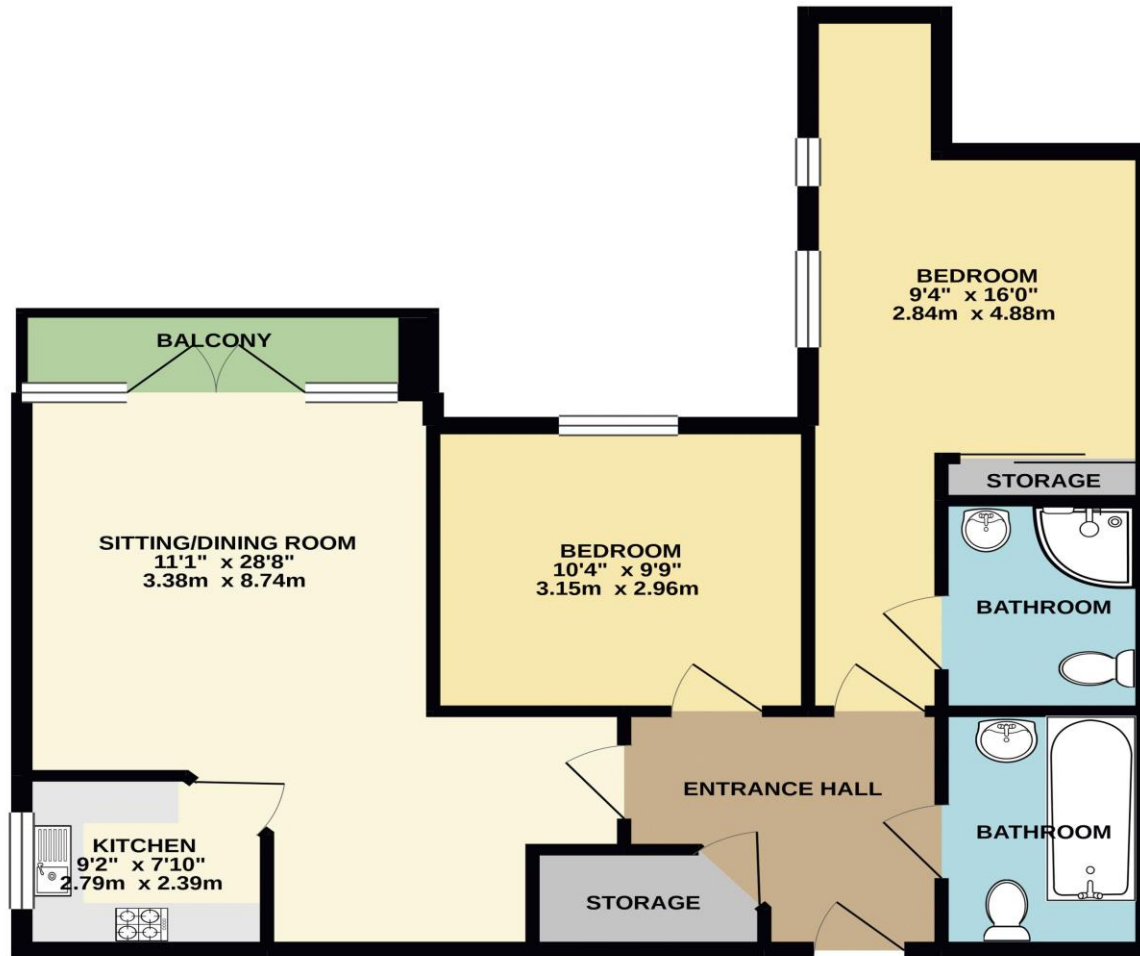
*A. S. Owen*





*HS Owen*

GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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TOTAL FLOOR AREA : 669 sq.ft. (62.2 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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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.