



£230,000 L/H

8 Oakridge, Parkhill Road
Torquay, TQ1 2DX

- GROUND FLOOR FLAT
- WELL PRESENTED
- 2 BEDROOMS

- EN-SUITE TO MASTER BEDROOM
- SPACIOUS LOUNGE
- PRIVATE SUN PATIO

Telephone: 01803 403060

Parkhill Road

Spacious well-presented bright and airy ground floor flat in small select development. This two-bedroom apartment is in good order throughout Located in one of Torquay's most popular residential areas close to beaches at Meadfoot and accessible to the town the property is set well away from the road in pleasant lightly wooded grounds. A private sun terrace is feature of home.

The White House
42/44 The Terrace
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LOCATION

The three coastal resorts of Torquay, Paignton and Brixham together form the Borough of Torbay, with Torquay facing south over the Bay recognised as its principal town. Torquay retains its popularity as a select residential area offering sandy beaches, vibrant Harbour, Marina, shops, leisure businesses and selection of excellent schools.

There is good road access to all parts of the "Bay" as well as being within easy reach of the new South Devon link road which offers excellent access to Exeter and the motorway network beyond. Main line rail services to London Paddington and the rest of the UK.

ACCOMMODATION

Communal Entrance with entry phone system. Secured entrance to

FLAT FRONT DOOR leading to

L SHAPED ENTRANCE HALL covered ceiling. Eco panel heaters. Wall mounted consumer unit. Airing cupboard with hot water tank. Store cupboard.

LOUNGE/DINER

LOUNGE AREA 19' 3" x 14' 5" (5.87m x 4.39m) uPVC double glazed window and uPVC double glazed sliding doors to private terrace. Feature fireplace with electric fire on marble effect hearth with mantle over. TV point. Telephone point. Coved ceiling. Wall lights. 2 Eco heaters.

DINING AREA 11' 8" x 10' 8" (3.56m x 3.25m) uPVC double glazed bay window. Coved ceiling. Wall lights. Eco heater. Door to

KITCHEN 12' 3" x 7' 11" (3.73m x 2.41m) uPVC double glazed window overlooking the garden area. Modern light oak colored wall and base units with marble effect roll edge work tops over, concealed lighting and splash back.

1 1/2 bowl sink unit with mixer tap. Integrated double oven, electric hob and concealed cooker hood above. Spaces for washing machine and slimline dishwasher (seller will include dishwasher if required). Coved ceiling. Integrated fridge freezer. Stainless steel spotlight. Eco wall heater.

BEDROOM 1 (EN SUITE) 13' 4" x 9' 7" (4.06m x 2.92m) to front of wardrobe (4.06m x 2.92m to front of wardrobe)

uPVC double glazed window overlooking the terrace. Range of maple effect wall and base units.

EN SUITE SHOWER ROOM Double walk in shower with Mira electric shower and tiled surround. Wash hand basin with mixer tap. Low level wc. Extractor fan. Wall mounted electric radiator and towel rail.

BEDROOM 2 12' 11" x 7' 6" (3.94m x 2.29m) uPVC double glazed window to the side overlooking the terrace. Eco panel heater. Coved ceiling.

BATHROOM / WC Obscured glass window to the side. White suite comprising paneled bath with mixer tap and hand grips, tiled surround. Low level wc. Wash hand basin with mixer tap inset into a vanity unit. Coved ceiling. Inset spotlights. Extractor fan. Wall mounted radiator and heated towel rail.

OUTSIDE

PRIVATE TERRACE Outside lighting. Gate at the side leading to the communal garden.

PARKING Private Parking Space and ample visitor parking.

TENURE Leasehold 999 years from TBC

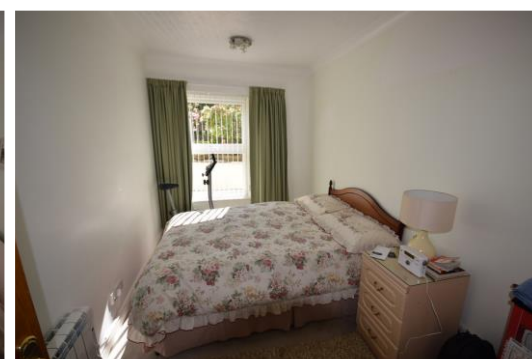
SERVICE CHARGE 01/01/20 £1820.77 payable in 2 installments half yearly.

ENERGY RATING – C COUNCIL TAX – E £2289.09

VIEWING contact WAYCOTTS RESIDENTIAL on 01803 403060



Ground Floor



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.