



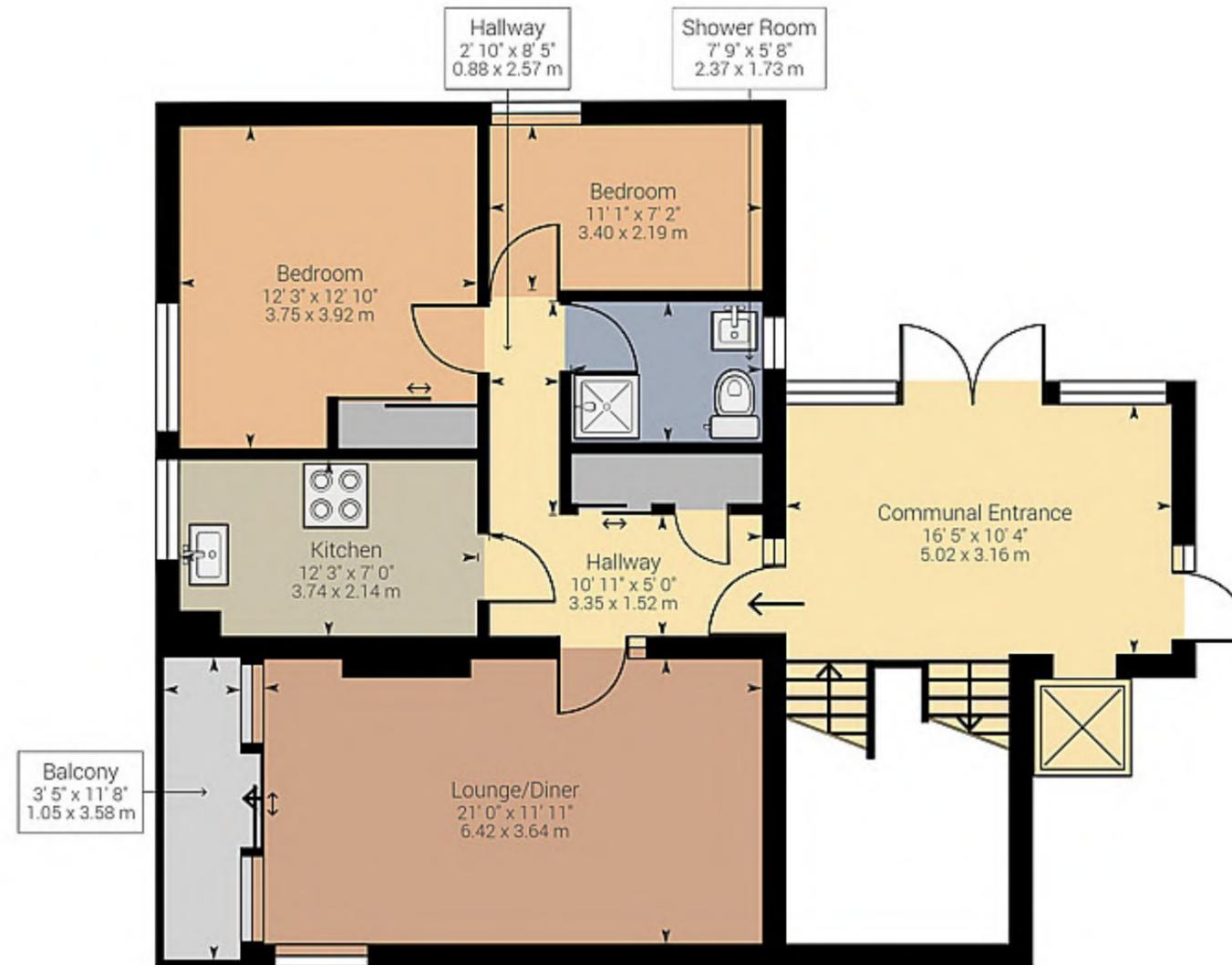
**Ridgewater**

Local • Independent • Experts

**2 Bedroom Apartment for Sale in Asheldon Road,  
Wellswood, Torquay**

Price: £220,000

# FLOOR PLAN



Approximate net internal area: 729.02 ft<sup>2</sup> (774.71 ft<sup>2</sup>) / 67.73 m<sup>2</sup> (71.97 m<sup>2</sup>)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

# DESCRIPTION

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This well presented purpose built ground floor flat is situated in a sought after position within just a few minutes walking distance from the amenities of Wellswood with it's local parade of shops including a post office and supermarket, public house and the Parish Church of St Matthias. A level walk leads to the Babbacombe Road with it's regular bus services to the Harbour and town centre and to St Marychurch. Pleasant walks are nearby through Ilsham Valley and coastal walks leading to Meadfoot Beach and Ansteys Cove.

The flat offers spacious accommodation which has been well maintained and improved by the present owner with a modern kitchen and refitted shower room. The lounge features a balcony which enjoys the afternoon sun and enjoys pleasant outlooks over the communal gardens. There is an allocated parking space conveniently located opposite the main entrance door.

Glazed main entrance doors with a security entryphone opening to a spacious main entrance hall.

Front door to the flat with glazed side screens and entryphone handset. Coved ceiling. Radiator. Built in hall cupboard. Built in double cupboard with a hanging rail and storage cupboards over.

Lounge/Dining Room. A spacious room featuring almost full width double glazed patio door and windows giving pleasant views over the lawn communal gardens and opening onto the balcony. Large double glazed side window also overlooking the gardens. Coved ceiling. Feature wooden fireplace surround with a marble style inset and hearth for an electric fire with a mock tiled 'chimney breast'. Telephone and television aerial points. Two double radiators.

Balcony. Enjoying the afternoon sun and pleasant outlooks over the gardens. Stainless steel and glazed screen guardrail. Tiled floor and light.

Kitchen. Double glazed window with a marble cill overlooking the gardens. Fitted with

modern units in an attractive cream finish comprising floor based cupboards and drawers with roll edge worktop areas with tiled surrounds. Matching wall cupboards. Display shelves. Tiled surrounds. One and a half bowl coloured sink unit with a mixer tap. Bosch four ring electric ceramic hob with a stainless steel cooker hood over. Tower unit housing a Bosch fan assisted oven. Space and plumbing for a washing machine. Space for a fridge/freezer. Coved ceiling with spotlights. Tiled floor. Cupboard housing the Gloworm Betacom 28 gas fired condensing combination boiler.

Bedroom 1. Large double glazed window with pleasant outlooks over the gardens. Built in Double wardrobe with sliding doors and additional storage cupboards over. Coved ceiling. Overbed and ceiling lighting. Television aerial point. Double radiator.

Bedroom 2. Double glazed window to the front with a tree lined outlook. Fitted double wardrobe with sliding doors and storage cupboards over. Coved ceiling. Double radiator.

Shower Room/WC. Refitted with a white suite comprising a WC with a concealed cistern and a wash basin in a vanity unit with drawers. Large walk in shower cubicle with a glazed screen and a Triton shower unit. Fully tiled floor and walls in a marble style with mosaic tile features. Chrome ladder style radiator. Range of chrome fittings. Coved ceiling with a triple spotlight. Vent Axia extractor fan. Obscure double glazed window with a roller blind and marble cill.

Asheldon House stands in large, well maintained grounds with a large residents car park and an Allocated Parking Space opposite the main entrance to the building. The grounds are enclosed by walls with tree lined borders, large lawn areas with flower and shrub borders and beds.

General. We understand the flat is held on the residue of a 999 year from 1961. Residents own a share of the freehold. Current service charge £2,100 per annum to include the water rates, building insurance and upkeep of the communal areas.

Council Tax Band D

# PHOTOS

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