

**SAMPLE  
MILLS**



**Scotts Court  
Kingsley Avenue  
Torquay  
Devon**

**£125,000**  
LEASEHOLD





**Scotts Court, Kingsley Avenue,  
Torquay, Devon**

**£125,000 Leasehold**

A first floor open plan 1 bedroom flat situated in the popular part of The Willows in Torquay, providing easy access for all local facilities and amenities. These include a primary school, nearby doctors' surgery and dentist surgery, Torbay Hospital, the Wren retail park for Sainsbury's, Marks & Spencer, Next, Home Bargains and Boots. The Willows is also well placed for transport links to Torbay, Newton Abbot and the A380 for Exeter M5 and beyond.

The property internally comprises entrance hallway, open plan kitchen/lounge/diner with feature bay window and open outlook over the front, double bedroom with built-in wardrobes and shower room.

Further benefits include double glazing, central heating, a garage and allocated parking.

The property is sold with **NO CHAIN** and viewing is recommended.



Hard wood door to:

### Entrance Hallway

Single panelled radiator. Storage cupboard. Access to loft area. Consumer box. Door through to:

**Open Plan Kitchen/Lounge - 6.80m x 4.30m (22'4" x 14'1")**

### Kitchen Area

Incorporates a range of fitted base units. Worktops. Stainless steel drainer with mixer taps over. Hard standings. 4 ring hob. Single oven. Stainless steel splashback with extractor fan over. Double glazed window to the front. Boiler serving hot water and central heating. Concealed lighting.

### Open Plan Lounge/Dining Area

Dual aspect uPVC double glazed windows. Thermostat control for central heating.

**Bedroom - 3.44m x 2.60m (11'3" x 8'6")**

uPVC double glazed window to the side. Built-in double wardrobes, opening doors, hanging rails and shelving. Bedside cabinets. Storage areas. Double panelled radiator.

### Shower Room

Shower cubicle. Low level w/c. Wash-hand basin, splashback. Medicine cabinet. Extractor fan. Circular light. Single panelled radiator.

**Garage - 5.20m x 2.50m (17'1" x 8'2")**

Up and over door.

### Agent's Note

Council Tax Band: 'A' (Torbay Council)

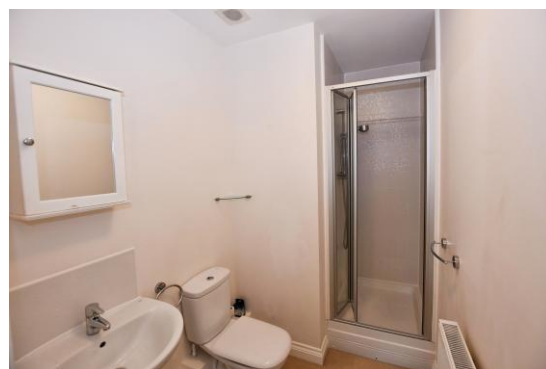
EPC Rating: 'C'

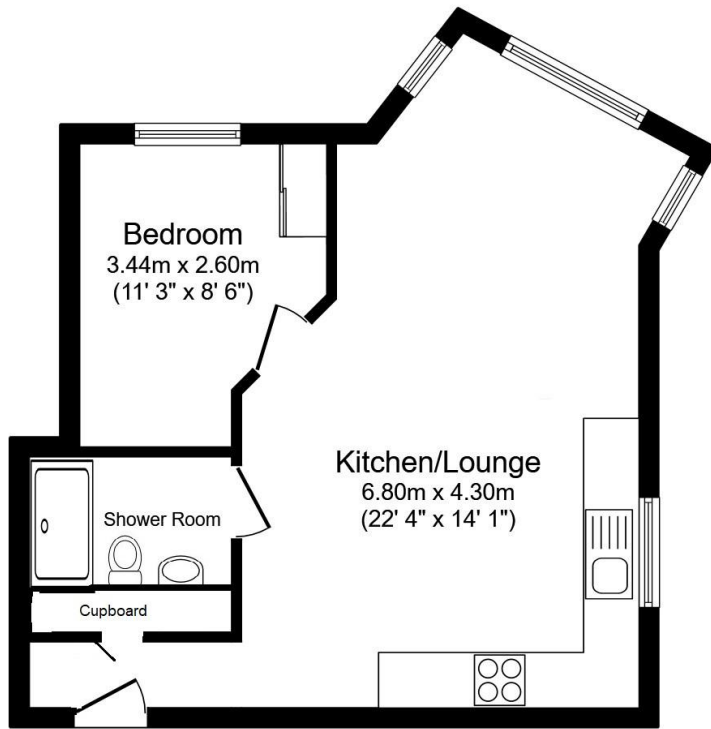
Long Term Flood Risk: Very Low/High

Tenure: Leasehold

Length of Lease: 999 years from 1<sup>st</sup> April 2011

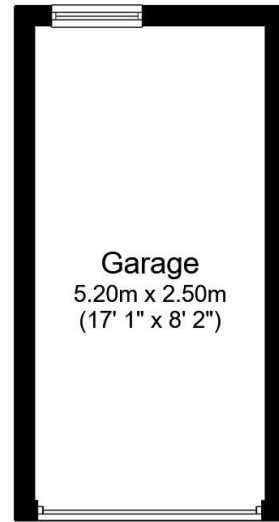
Maintenance Charge/Ground Works: £1,122.29 (First Port)





**Floor Plan**

Floor area 40.6 sq.m. (437 sq.ft.)



**Garage**

Floor area 12.8 sq.m. (138 sq.ft.)

Total floor area: 53.4 sq.m. (575 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	80   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.