



21 GREENACRES, ASHELDON ROAD, WELLSWOOD, TORQUAY, TQ1 2QS

ASKING PRICE OF £195,000, LEASEHOLD

Pincombe's  
estate agents





**A well-presented Apartment overlooking the stunning communal gardens, & situated an easy walking distance to Wellswood shops**

We are delighted to bring to market this Second floor Apartment which benefits from a position on the south west side of this popular block, boasting light rooms and enjoying a lovely aspect over the enclosed communal gardens to the rear.

The Apartment is offered for sale Chain Free with good size accommodation comprising 'L' shaped Hallway with several large built-in cupboards providing useful storage areas, Living Room with Juliet Balcony overlooking the vast lawned gardens, fitted Kitchen/Diner, Shower Room (recently refurbished), 2 Double Bedrooms and an En-Suite Bathroom which has been recently refurbished. Outside the stunning communal Gardens are to the side and rear of the block, with a large Parking Forecourt for resident's use situated to the front. Applicants are required to be aged 55 years or over to reside at Greenacres.

Asheldon Road is convenient for many local amenities and is on a regular running bus route travelling into the main town centre, harbourside and marina where a comprehensive range of shops, waterside restaurants and scenic walks along the sea front Promenade are found. The local parade of shops at Ilsham Road, Wellswood are a short distance away and include Co-operative, Deli/Cafe, Florist and Hairdresser. The green open spaces of Stoodley Knowle Meadow and Ilsham Valley, with the adjoining Meadfoot Beach are all situated closeby, along with access to the southwest coastal path.



### The Accommodation Comprises:

Main entrance door with a security entry phone and intercom to each individual Apartment, opening into:

Access to **RESIDENTS COMMUNAL LOUNGE** and **CONSERVATORY** enjoying a pleasant outlook over the rear communal gardens.

Lift or staircase to: **SECOND FLOOR**

**COMMUNAL LANDING** Front door into:

**'L' SHAPED HALLWAY** Intercom/Telephone system. Coved ceiling. Electric radiator. Built-in cupboard with shelving and light. Large walk-in storage cupboard with range of shelving and light. Telephone point.

**LIVING ROOM 15' x 14'9" (4.6m x 4.5m)** A lovely, light room with UPVC double glazed sash window to rear and UPVC sliding doors opening onto a **JULIET BALCONY** enjoying views over the beautifully maintained rear gardens. Feature fireplace with marble hearth and inset with decorative mantel over. Coved ceiling and central ceiling rose. T.V. aerial point. Electric radiator. Space for small dining table.

**KITCHEN 17'11" x 7'3" (5.5m x 2.2m)** Comprising worksurfaces with inset 1 1/2 bowl stainless steel sink unit and mixer tap. Range of light-coloured cupboards, providing ample storage, including a pull-out larder unit. Matching range of eye-level units.





Tiled splashbacks. Undercounter illumination. Coved ceiling. Built-in AEG hob with extractor above. Built-in Lamona oven. Integrated fridge and freezer. Integrated dishwasher. UPVC sash window overlooking the beautifully maintained rear gardens.

**MASTER BEDROOM 12'11" x 11'5" (3.9m x 3.5m)**

UPVC double glazed sash window to side enjoying a pleasant outlook over the garden and surrounding area towards St Matthias Church. Built in wardrobe with hanging rail and shelving. Coved ceiling. T.V. aerial point. Telephone point. Electric radiator. Door into:

**EN-SUITE BATHROOM** Suite comprising a panelled bath with mixer tap shower attachment. Dark wooden style vanity unit with inset wash basin and storage cupboards below. Low level W.C. Tiled walls. Chrome ladder style heated towel rail/radiator. Extractor fan. Wall mounted electric heater.

**BEDROOM 2 9'9" x 8'2" (3.0m x 2.5m)**

UPVC double glazed sash window to side with a lovely outlook over the lawned communal gardens. Coved ceiling. T.V. aerial point. Electric radiator.

**FULLY TILED SHOWER ROOM**

Suite comprising a fully tiled corner shower cubicle with glazed sliding doors. White gloss unit with inset wash basin and storage beneath. Back to wall W.C. Coved ceiling. Extractor fan. Wall mounted electric heater. Chrome ladder style heated towel rail/radiator. Tiled walls.





**OUTSIDE** To the front of the building, a stone pillared entrance leads into the **PARKING FORECOURT** where there is ample parking for residents and visitors.

The delightful **COMMUNAL GARDENS** are to the side and rear of Greenacres and are beautifully maintained comprising several lawned areas featuring flower and shrub borders, trees and bushes. There is also a large level paved patio/terrace with space for sitting out and relaxing.

**RESIDENTS DRYING COURTYARD AREA** with screening. BIN-STORE. Water tap.

#### ADDITIONAL INFORMATION

THE BLOCK HAS THE BENEFIT OF A RESIDENT MANAGER

TENURE – **LEASEHOLD**

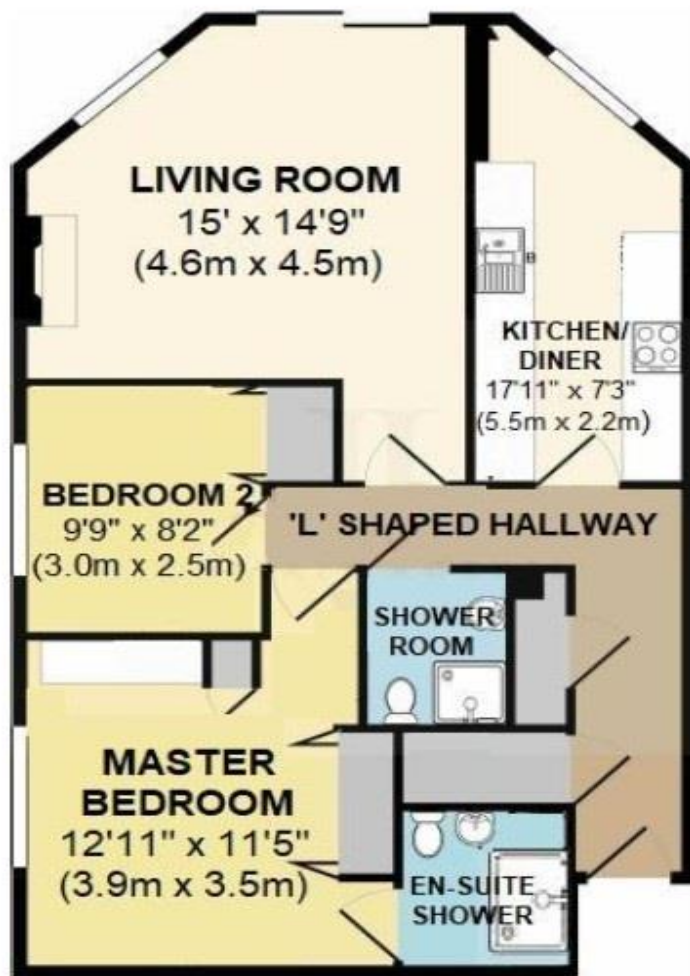
MAINTENANCE – **£3396 per annum (2020/2021)**

COUNCIL TAX BAND - **E**

PETS ALLOWED - **YES**







TOTAL APPROX. FLOOR AREA 762 SQ.FT. (70.8 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	78   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		