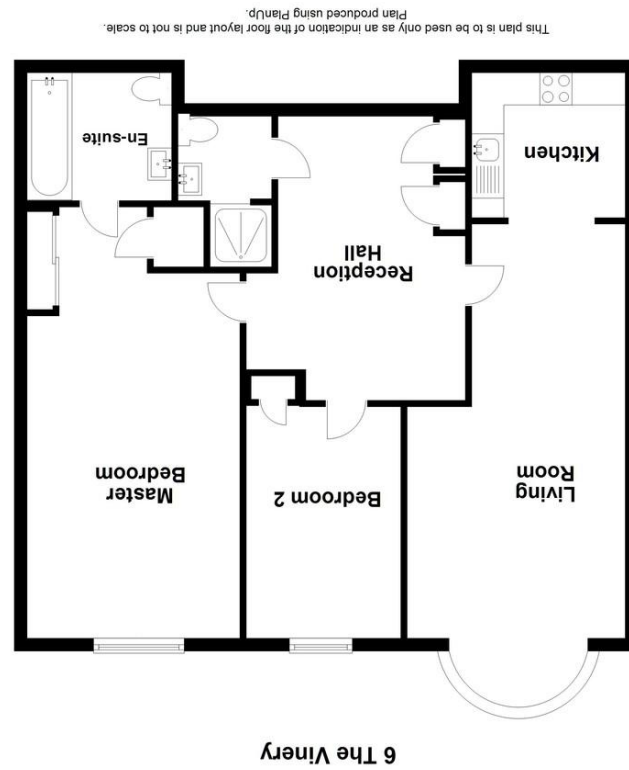




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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6 THE VINERY, MONTPELLIER ROAD **£157,500**
TORQUAY, TQ1 1TY **LEASEHOLD**

Arguably The Vinery is considered one of Torbay's most prestigious retirement developments, situated prominent position just above Torquay Harbourside. This particular APARTMENT is situated on the ground floor of the development. It features 2 Bedrooms, with the master being En-Suite, Spacious Living Room, refurbished Kitchen, Shower Room and good sized hallway. The development has a communal roof top conservatory and raised gardens with both enjoying exceptional sea views out across the Harbour towards Brixham in the distance. There is also a Laundry room and a Guest Suite. Well worth an internal viewing.



6 THE VINERY

Prestigious Retirement Apartment | 2 Bedrooms
(1 En-Suite) | Large Living Room | Refurbished
Kitchen | Shower Room | Double Glazing |
Updated Electric Heating | Communal
Conservatory with Exceptional Sea Views |
Residents Laundry |
Walking Distance to Torquay Harbourside



ACCOMMODATION

Communal entrance door

COMMUNAL RECEPTION HALLWAY

Seating areas. Lift service and stairs to all floors.

ENTRANCE HALL

5' 2" x 14' 7" (1.59m x 4.46m) Good sized hallway. Door entry phone system. Two useful built in cupboards. Wall mounted storage heater.. Doors to :-

LIVING ROOM

11' 1" x 25' 4" (3.39m x 7.723m) Coved ceiling. Deep double glazed bay window overlooking the front of the property. Wall mounted storage heater. Open plan through to :-

KITCHEN

8' 10" x 8' 0" (2.70m x 2.46m) Refurbished by the present owners. Features a range of modern wall and floor mounted units with rolled edge work surfaces and tiled splashbacks. Fitted double oven within tower unit. Hob with cooker hood over. Stainless steel sink with mixer tap over. Space for large fridge freezer.

MASTER BEDROOM

22' 1" x 9' 5" (6.734m x 2.88m) Coved ceiling. Double glazed window to the front of the property. A spacious double bedroom. Range of quality fitted bedroom furniture. Dressing area with fitted double wardrobes

with mirror sliding doors. Airing cupboard housing cylinder. Door to :-

EN-SUITE

6' 5" x 7' 1" (1.97m x 2.17m) Quality suite comprising bath with fitted shower and screen over. Wash hand basin. Low level WC. Wall mirror. Fan heater. Medicine cabinet. Part tiled walls.

BEDROOM 2

11' 8" x 7' 10" (3.58m x 2.39m) Coved ceiling. Double glazed window to the front of the property. Built-in cupboard.

SHOWER ROOM

4' 9" x 4' 5" (1.45m x 1.35m) Fitted recessed shower cubicle with shower. Wash hand basin. Low level WC. Wall mirror. Part tiled walls. Heated towel rail. Mirror fronted medicine cabinet. Fan heater. Extractor fan.

FACILITIES

Resident House Manager. Guest Suite. Tunstall emergency call system. Top floor communal Conservatory with beautiful views across Torquay Harbourside, the Sea and towards Brixham in the distance. Roof Terrace. Communal Garden and seating area with lovely sea views. Laundry room.

AREA

Torquay has a lively harbour, palm tree-lined promenades and excellent shops, restaurants, theatre and bars which are all within walking distance of The Vinery.

AGENTS NOTES

All residents must be aged 60 years or above. The property has 150 year Lease started in 1986 the current annual charge we are told is £5496 including water. Council Tax Band is D.

6 THE VINERY



The Communal Sun Terrace



Communal Gardens

