



Apartment 3 Fernlea
Mill Lane Torquay Devon
£105,000 Leasehold

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A first floor apartment within a smart purpose built development, offering a relaxed lifestyle in a quiet conservation area, close to local amenities and the harbourside, with a small area of communal garden and parking

- Purpose built apartment ■ Conservation area
- Open plan living area ■ Bedroom with wardrobes
- Bathroom ■ Parking ■ Visitor parking ■ Communal garden

FOR SALE LEASEHOLD Built on the site of one of Torquay's Victorian villas, Fernlea was built during the early 1990's to provide easy to manage apartments in a location that is tucked away yet convenient for local amenities and all that Torquay has to offer.

LOCATION Fernlea sits within the Torre Conservation area which is sought after for its period architecture and proximity to the excellent local amenities of Belgrave Road and Lucius Street where there are a variety of shops including convenience stores, a butcher, fishmongers, pub, restaurants, take-aways and beauty salons. There are many hotels nearby with bar and dining opportunities. The sea front promenade, harbour and marina and are within easy reach as is the beach at Abbey Sands. Heading out of town there are numerous retail parks and Torbay Hospital.

COMMUNICATIONS Excellent communication links include local bus services and inter-city railway stations at both Torquay and Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter, Plymouth and the M5 motorway.

INTERIOR The building has a covered porch with the front door opening to the hallway where straight ahead a half flight of stairs leads to a landing and the entrance to this apartment. The front door opens to the hallway where there is an airing cupboard and straight ahead is the open plan living area.

The kitchen is neatly set into a recess and is fitted with a good range of units that incorporate an oven and hob with space and plumbing for a washing machine. The living space has large windows to the side aspect providing natural light and ventilation with ample room for a dining table and comfortable furniture for relaxation. The bedroom has a range of fitted wardrobes and has pleasant views over the grounds to the rear of the development. Completing the accommodation is a bathroom with WC, wash basin and bath with shower over.

OUTSIDE The development is approached over a traditional driveway that opens out to provide allocated parking for residents and visitors. To the side of Fernlea is a small garden with the traditional stone walls to the boundaries.

SERVICES Mains water, gas, electricity and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND A
(Payable Torbay Council 2026/2027 £1637.99)

MOBILE PHONE COVERAGE EE, Three, O2 and Vodafone (Estimated Ofcom Data)

BROADBAND Standard (ADSL) Superfast (Cable) Ultrafast (FTTP) (Estimated Ofcom Data)

LEASE & CURRENT SERVICE CHARGE £1320 per annum, ground rent £25 per annum. 999 year lease from 22/12/1995 lease expiry date 22/12/299, 970 years remaining. Owners own a share of the freehold

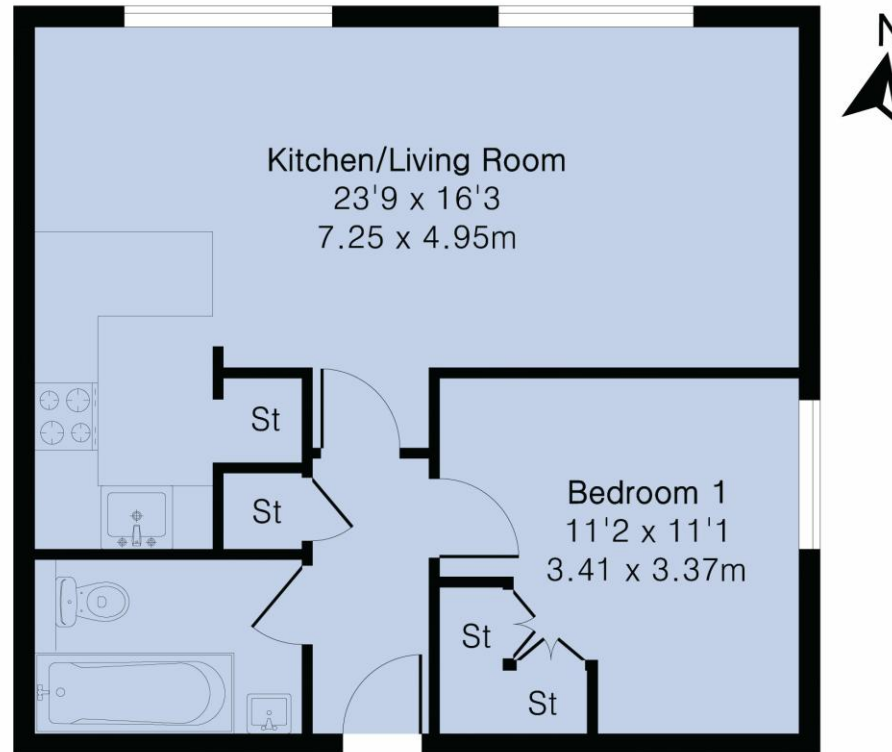
GENERAL GUIDANCE Shorthold tenancy agreements and small well-behaved pets are allowed. Holiday letting may be permitted with the consent of the Landlord. (Subject to confirmation by the Management Company)

VIEWING BY APPOINTMENT ONLY





Approximate Gross Internal Area 523 sq ft - 49 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
WWW.EPC4U.COM		



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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IMPORTANT - We would 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.