



## Nelson Road, Devon, TQ6

£125,000 *Leasehold*



A spacious first floor flat in a popular location. It has a good sized rear garden. The flat has views towards the River Dart and distant views to Torquay. There is a car park area for the use of these properties a short distance away. The property is in need of some redecoration.

**LOCATION:** From the town centre, proceed up College Way passing The Britannia Royal Naval College on your right. Continue until passing Sainsburys on your right hand side and at the roundabout turn right. At the second mini roundabout continue straight across and proceed and follow until reaching Nelson Road where the property will be found on the right.



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**DESCRIPTION:** A spacious first floor flat in a popular location. It has a good sized rear garden. The flat has views towards the River Dart and distant views to Torquay. It has uPVC double glazing and gas fired central heating. Both bedrooms are of a generous double size. The lounge has a fitted fireplace and there is a fitted kitchen/breakfast room with plenty of cupboards and space for whiteware. The bathroom suite is white and has a shower over the bath. There is a car park area for the use of these properties a short distance away. The property is in need of some redecoration.

**ENTRANCE PORCH:** With door to stairs leading to the **MAIN HALLWAY**

**LOUNGE:** Feature fireplace surround with electric fire. Windows to front aspect enjoying views of the Dart Valley towards Torquay. Radiator, dado rail.

**FITTED KITCHEN/BREAKFAST ROOM:** A range of floor and wall units with an integral sink. Spaces for a washing machine, tumble drier, fridge/freezer as well as a recess for an electric cooker with hood over. Window to the rear. **BOILER CUPBOARD** housing a gas fired combination boiler. Further built-in cupboard for airing/storage with slatted shelf.

**BEDROOM 1:** Facing the front enjoying lovely rural views to the River Dart with Torquay in the distance. Dado rail, radiator, built-in wardrobe.

**BEDROOM 2:** Facing the rear, dado rail, built-in store cupboard.

**BATHROOM:** White suite comprising bath with a Triton electric shower over, wash basin, and a WC. Radiator, tongue and groove panelled ceiling and part tiled walls.

**OUTSIDE:** The property is approached from the road via a path and steps leading to the door at the side. The property's garden is to the rear, which is laid to lawn. There is also a most useful storage/workshop to the rear of the property. A short distance away is a car parking area for residents.

**POSTCODE:** TQ6 9LZ

**COUNCIL TAX BAND:** A

**EPC RATING:** TBC

**SERVICES:** All mains services are connected.

**LEASE:** 125 years from 2002

**SERVICE CHARGE:** Currently £18.07 per month, rising to £39.82 per month from April 2026.

**GROUND RENT:** £10.00 per annum

**N.B. THIS PROPERTY MUST BE A MAIN RESIDENCE.**

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 101 year and 1 months

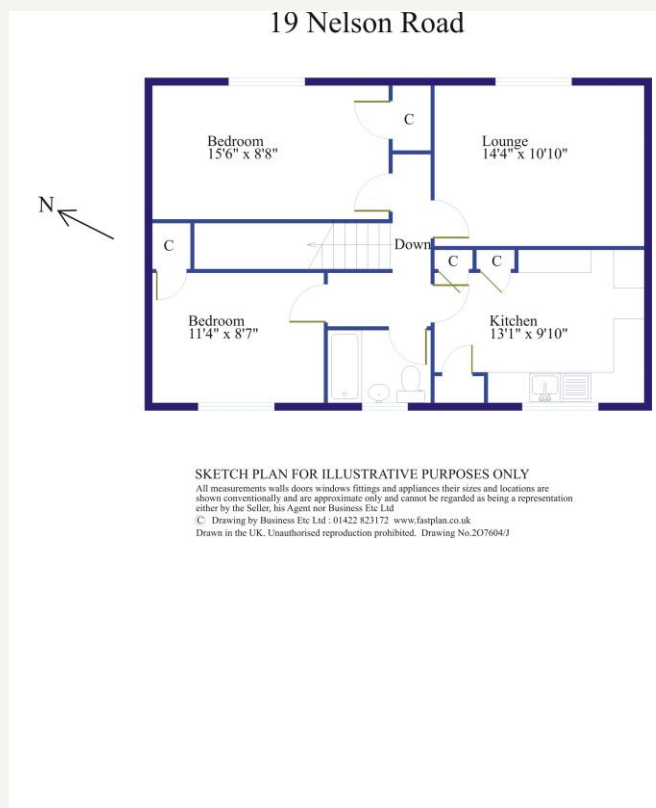
**Service Charge:** Currently £216.84 per annum, rising to approx. £477.84 per annum from April 2026.

**Ground Rent:** £ 10 Annually (subject to increase)

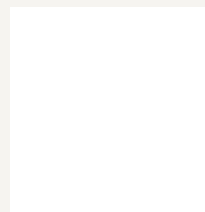
**Council Tax Band:** A

**EPC rating:** To be confirmed

**MAIN RESIDENCY RESTRICTIONS APPLY.**



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/DRT250135>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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