

www.waycotts.co.uk



The Palms, 7a 3 Hesketh Crescent Meadfoot, Torquay, TQ1 2LJ
£150,000

- ❖ ONE BEDROOM APARTMENT LOWER GROUND FLOOR.
- ❖ PRIVATE COURTYARD.
- ❖ INCOME OPPORTUNITY.
- ❖ STUNNING LOCATION SHORT WALK TO MEADFOOT BEACH.
- ❖ WELL PRESENTED.
- ❖ NO ONWARD CHAIN.

Telephone: 01803 403060

The Palms, 7a 3 Hesketh Crescent, Torquay, Devon, TQ1 2LJ.

Waycotts are pleased to present this most appealing and exciting property currently serving our vendor as a successful holiday let. Situated, in our opinion, in one of Torquay's most stunning locations, that is Hesketh Crescent, sitting behind the equally picturesque Meadfoot Beach.

Hesketh Crescents building design follows The Regency architectural styling of probably the most renowned Royal Crescent in Bath. Also playing home to the prestigious Osbourne Hotel with its resturent, barsserie and stunning terrace overlooking tennis courts and swimming pool, all of which are available to non residents at an additional cost. This is a wonderful oppotunity or unique private residence for your sole enjoyment and as such we would encourage an early viewing to avoid disappointment.

Hesketh Crescent is approached via Meadfoot Sea Road which brings you to the pillared entrance into the Crescent itself. It is perhaps at this point the grenadier of the building and idealistic location becomes apparent against the backdrop of the sea and Thatchers Rock.

Entrance through a full period style door into a communal entrance hall which has stairs descending to bring you to the private entrance to The Palms.

ENTRANCE HALL

Cupboard. Entrance hall, naturally opening out into: -

LIVING ROOM

12' 4" extending to 17'8 x 12' 9" (3.76m extending to 5.4m x 3.9m) Sash window with front aspect overlooking the courtyard, night storage heater, space for sofa and dining table.

Opening into: -

KITCHEN

6' 2" x 5' 7" (1.9m x 1.72m) Fitted with a range of white gloss wall and base units with granite work surfaces, inset stainless steel sink unit and carved drainer, inset oven and hob, integrated fridge and freezer and integrated washing machine. Wooden door opening onto the private sunken courtyard.

From entrance hall doors leads to: -

BEDROOM

17' 9" into bay x 7' 9" (5.42m into bay x 2.38m) Sash window with front aspect overlooking the courtyard.

BATHROOM

Suite comprising free standing double ended bath with shower attachment over, wash hand basin set on wooden plinth, low level wc.

OUTSIDE

Accessed from the kitchen there is a private sunken courtyard for the sole use of this apartment.

We understand from our vendor that there is allocated parking to the rear of the building.

Service Charge: Approximately £500.00pa

Lease Length: 139 years

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.