



## Wesley Close, Barton

Price £106,000 Leasehold

# 12 Wesley Close, Barton, Torquay, TQ2 8SH

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Perfect as a **FIRST TIME BUY** or **INVESTOR** is this two bedroom flat located in a cul-de-sac location. Being on the first floor that flat has a private stepped approach with door leading into the living room from your own balcony space. There is also a kitchen and bathroom. The flat is gas fired central heated with double glazed windows.

Being offered for sale as a **CHAIN FREE PURCHASE**.

Private Stepped approach to your own **BALCONY AREA** with front door and matching window opening into

## LIVING ROOM 12'0" (3.66m) x 10'9" (3.28m)

The front door and window looking over the balcony to the surrounding area. Radiator. Room thermostat. TV and telephone points. Sliding door into

## KITCHEN 10'3" (3.12m) x 5'3" (1.6m)

Range of matching base and wall units. The base units comprise of drawer and cupboard space set beneath roll edge work surfaces with tiled splash backs. Inset single drainer sink unit. Electric oven with a ceramic hob and extractor fan over. Plumbing and electrics for a washing machine plus space for an upright fridge/freezer. Matching wall mounted cupboards also a wall mounted gas fired central heating boiler. Window to the front.

Leading from the living room is a door into an **INNER HALLWAY** with access to some roof space. Doors to the following rooms.

## BEDROOM 1 10'9" (3.28m) x 8'9" (2.67m)

Located to the rear. Radiator.

## BEDROOM 2 8'6" (2.59m) x 7'6" (2.29m)

Outlook to the rear. Radiator.

## BATHROOM

White suite comprising of a panelled bath with electric shower over. Low level WC and a pedestal wash hand basin. Tiled walls. Radiator.

## OUTSIDE

The gardens are communal and each flat has an **ALLOCATED PARKING SPACE**. Under steps storage. The steps lead to a private balcony area.

## AGENTS NOTES

The development is managed by Western Estates and we understand that the service charge is approximately £1,000 per annum. . The lease was extended in April 2017 and expires March 2173.

Council Tax Band: Band A

EER Rating: 0 EIR Rating: 0



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