



8 Edenhurst Court Park Hill Road, Torquay

£1,250 pcm

WATER INCLUDED WITHIN RENT • SITTING/DINING ROOM • KITCHEN • 2 DOUBLE BEDROOMS • BATHROOM •
BALCONY WITH SEA & HARBOUR VIEWS • GARAGE • COMMUNAL GARDENS • VISITORS PARKING • UNFURNISHED OR
PART FURNISHED



Nestled on the lower slopes of the hillside above Torquay harbourside this two bedroom APARTMENT enjoys fine sea and coastal views from the second floor over Torquay harbour, yacht marina and into Tor Bay. The property offers well-proportioned accommodation and also benefits from a balcony, a single garage and communal gardens.

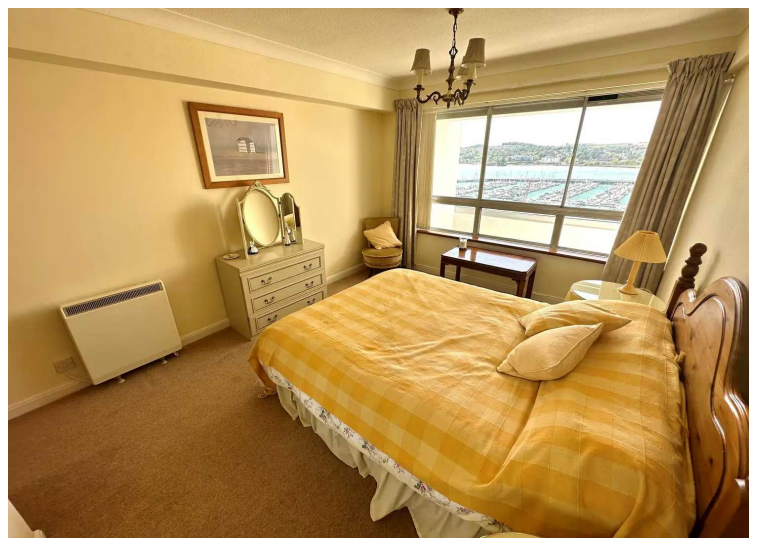
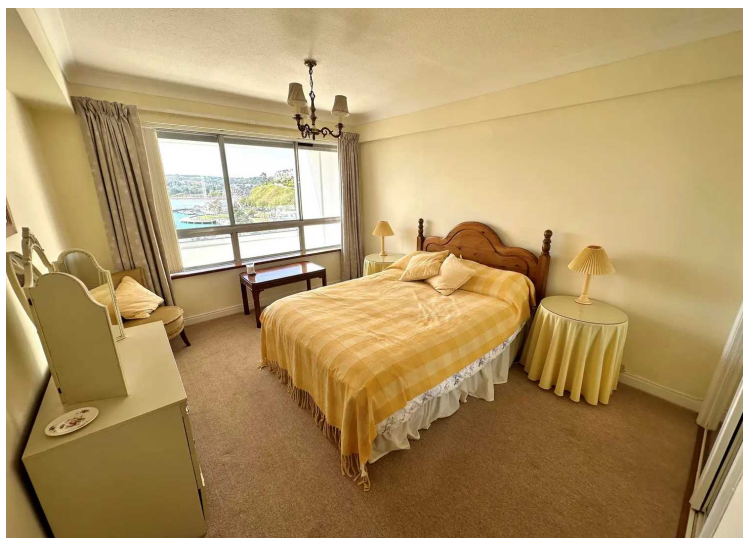
'Edenhurst Court' is enviably tucked back from the hustle and bustle in a peaceful setting yet just a short saunter from the vibrant waterside bars, restaurants, Princess Theatre and array of leisure activities. Local shops, doctors surgery, pharmacy and a bus service are all within a few minutes walk.

Regret no smokers or pets. Please note that water charges are included within the rent.

Council Tax band: E

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





COUNCIL TAX BAND

'E' – Torbay Council.

DEPOSIT

£1,440

DIRECTIONS

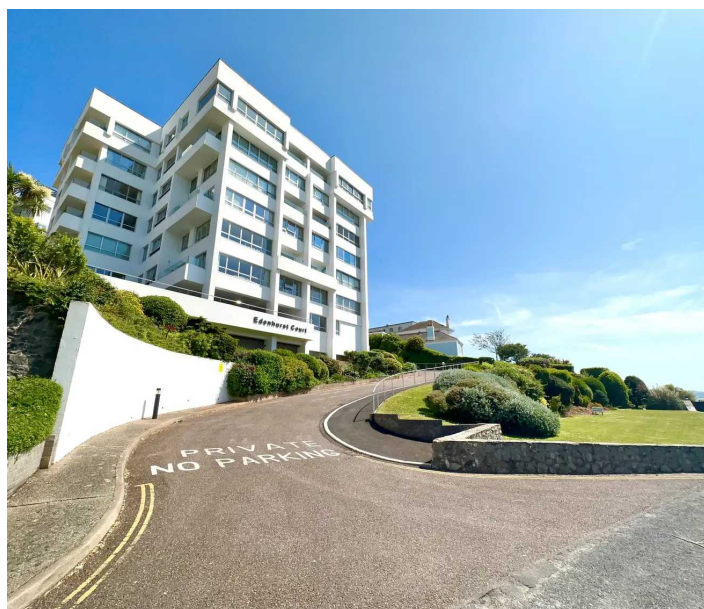
SAT NAV: TQ1 2DD. From Torquay's harbourside (keeping Hoopers department store on your left and the harbour on your right) turn right at the clock tower on to Victoria Parade; on reaching the Harvester restaurant the road will blend into Beacon Terrace. Continue up the road passing the Royal Torbay Yacht Club. Turn sharp left into Parkhill Road and the development will be found on the right hand side.

PERMITTED PAYMENTS & TENANT INFORMATION

Prior to the commencement of your tenancy (Payable to John Lake Lettings 'The agent'):- Holding deposit: 1 week's rent. Security deposit: 5 week's rent. 1 month's rent: Minus the holding deposit originally paid. Please Note: The holding deposit is paid to reserve a property and will go towards the first month's rent should referencing be satisfactory. This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right- to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

PERMITTED PAYMENTS & TENANT INFORMATION

During the tenancy (Payable to John Lake Lettings 'The

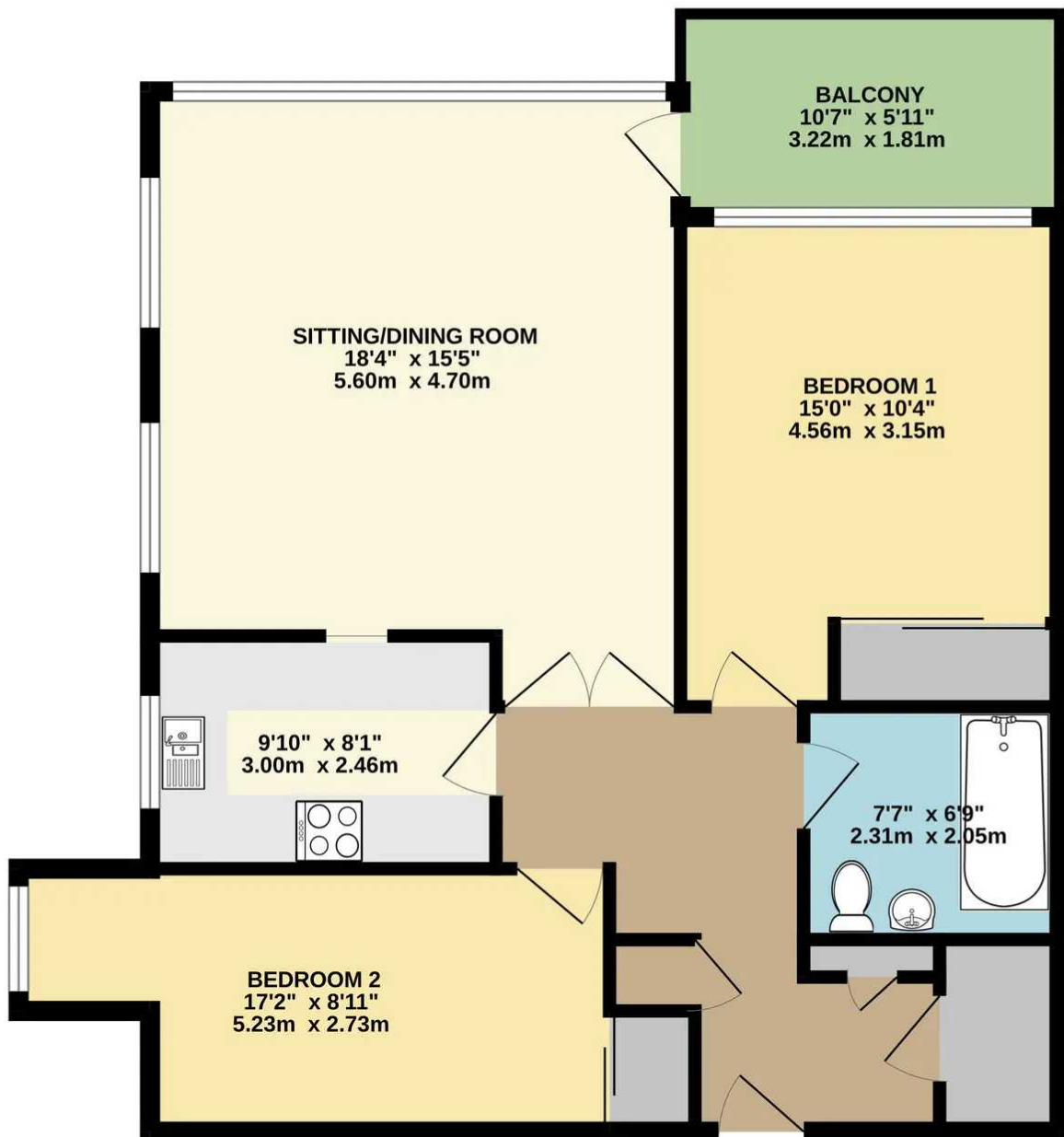




BALCONY

Private balcony with sea views over Torquay harbourside.

GROUND FLOOR
782 sq.ft. (72.7 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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