



WILLIAMS HEDGE

ESTATE AGENTS



Parkfield Road, Torquay

Leasehold £115,000

Ground floor apartment | No chain | Sitting room | Double bedroom | Kitchen | Bathroom | Private Courtyard garden | Parking space | For further information please contact the office on 01803 554322



18b Parkfield Road, Torquay, TQ1 4AN

A well-presented ground floor apartment with accommodation comprising, sitting room, double bedroom, kitchen and bathroom. To the rear is a private courtyard garden and parking space. No upward chain. Viewing highly recommended.

The Accommodation Comprises

SITTING ROOM - 3.66m x 3.56m (12'0" x 11'8") Laminate wood effect flooring, radiator, smooth finished ceiling, radiator, TV point, uPVC double glazed window to the front, power points, cupboard housing gas meter.

BEDROOM - 3.99m x 3.1m (13'1" x 10'2") Double bedroom, radiator, continuation of laminate wood effect flooring, ceiling light point, power points, uPVC double glazed window to the rear aspect.

INNER HALL Continuation of laminate wood effect flooring, ceiling light point, door to bedroom and kitchen, wall mounted thermostat controlling the central heating system.

KITCHEN - 4.14m x 2.54m (13'7" x 8'4") Vinyl wood effect flooring, matching wall base and drawer units with roll edged work surfaces over, directional ceiling spotlights, inset stainless steel sink with matching drainer, uPVC door giving access to the rear garden and uPVC double glazed window, radiator. Door to

BATHROOM - 2.41m x 2.21m (7'11" x 7'3") Matching suite, comprising, low level close coupled WC with push button flush, pedestal hand wash basin, panel bath with shower attachment, tiled walls and floor, ceiling light point, obscure uPVC double glazed window to the rear, radiator. Cupboard housing wall mounted gas combination boiler.

OUTSIDE COURTYARD Enclosed level seating area offering privacy and seclusion with step leading up to a timber gate and access to parking space.

TENURE – LEASEHOLD

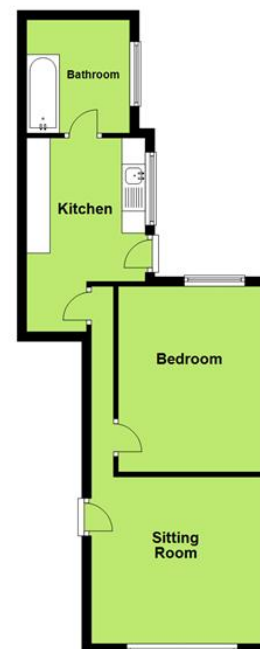
Leasehold - 125 years remaining from 2007

Age: 1890s' (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: A	Tenure: Leasehold
EPC Rating: D	
Services - Mains gas, electric, water & sewerage	
Broadband - Standard, Superfast, Ultrafast. Mobile Network – Indoor - EE, Three voice & date limited, O2, Vodafone voice & data likely. Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Front hallway	Gas Meter Position: Front room
Boiler Position: Bathroom - combi	Water: Meter
Loft: N/A	Rear Garden Facing:
Total Floor Area: approx. 50 Sqm	Square foot: approx. 538 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

Floor Plan



Zoopla!

61-63 Torquay Road | Paignton | TQ3 3DT tel: 01803 554322
email: info@williamshedge.co.uk www.williamshedge.co.uk

FindaProperty.com

