

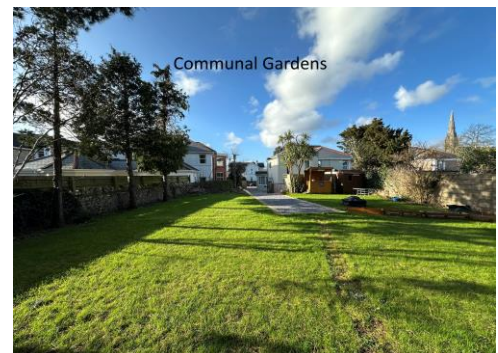


St Margarets Road, Torquay

Leasehold £220,000



**WILLIAMS HEDGE**  
estate agents



Tel: 01803 554322



## FLAT 2 FALSTONE, 9 ST MARGARETS ROAD, TORQUAY, DEVON TQ1 4NW

Spacious ground floor apartment | Close to St Marychurch precinct and shopping facilities  
Allocated parking | Communal garden | Communal entrance with level access to the apartment  
Open plan sitting room/kitchen diner | Inner hallway | Two bedrooms | Ensuite shower/WC  
Bathroom/WC

Forming part of a recently converted Victorian Property, the Apartment is located on the ground floor with level access and offers spacious accommodation. A communal entrance hall leads to the apartment and once inside there is a spacious open plan living area with triple aspect sitting room and fitted kitchen, an inner hallway then leads to two double bedrooms, bedroom one with an ensuite shower room/WC and there is a main bathroom/WC.

Located just a short walk from the popular St Marychurch shopping precinct which offers a range of shops. St Mary Church is also well placed for road links and transport links for the remainder of Torbay and beyond. Nearby amenities/attractions include Babbacombe Downs with a selection of café, bars and restaurants, Torquay golf course, primary & secondary schools and there are further shopping facilities at Plainmoor.

An internal inspection is highly recommended order to appreciate this spacious ground floor apartment and the fantastic convenient location.

### The Accommodation Comprises

Communal entrance with level access to the apartment.  
Door to

### OPEN PLAN SITTING ROOM/KITCHEN/DINER

**KITCHEN/DINER** 4.37m x 3.61m (14'4" x 11'10") Inset spotlights, smoke detector, radiator, inset 1.5 bowl sink and drainer with mixer tap over, space for range style cooker with extractor over, tiled surrounds, matching eye-level cabinets, space for under worktop appliance, space and plumbing for washing machine, space for upright fridge freezer. Opening into inner hallway.



**SITTING ROOM** 4.17m x 3.61m (13'8" x 11'10") Pendant light point, triple aspect with uPVC double glazed windows to front side and rear, radiator with thermostat control, TV connection points, cupboard housing the combination boiler, radiator with thermostat control.



**INNER HALLWAY** - 3.78m x 0.84m (12'5" x 2'9")  
Pendant light point, smoke detector, radiator with thermostat control, cupboard housing consumer unit.

**BEDROOM ONE** - 4.75m x 2.9m (15'7" x 9'6")  
Pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, wall light point, high-level TV connection points, Door to



**ENSUITE SHOWER ROOM/WC** - 2.44m x 1.57m (8'0" max x 5'2" max)  
Inset spotlights, extractor fan. Comprising tiled shower enclosure with sliding door, pedestal wash hand basin, close coupled WC, heated towel rail.



**OUTSIDE** The property has one allocated parking space and there is a communal garden area to the rear.

**TENURE – LEASEHOLD**

999 years from 1<sup>st</sup> January 2021

Maintenance fee - £1,434pa

Ground Rent £100pa



**BEDROOM TWO** - 3.58m x 3.12m (11'9" x 10'3")  
 Pendant light point, uPVC double glazed windows to side aspect, wall light point, high-level TV connection points, radiator with thermostat control.

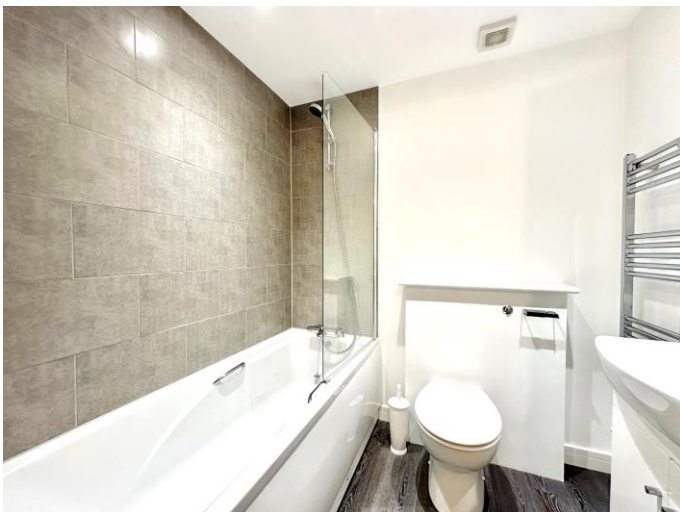


Age: (unverified)	Postcode: TQ1 4NW
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £0 at asking price
Electric meter position:	Gas meter position:
Boiler positioned: Sitting Room - Combi	Water:
Loft: N/A	Rear Garden Facing: N/A
Total Floor Area: Approx 83 square meters	Square foot: Approx 893

This information is given to assist and applicants are requested to verify as fact.

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

**BATHROOM/WC** - 1.93m x 1.83m (6'4" x 6'0") Inset spotlight, extractor fan, comprising panelled bath with twin hand grips and shower attachment over, vanity unit with inset wash hand basin, low level WC with concealed system, heated towel rail.



St Marychurch Shopping Precinct

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This Floorplan is not to scale and should only be used as a guide.

## Floor Plan



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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