



Bank Chambers (Apartment 3) Fore Street
St Marychurch Torquay Devon
£200,000 Leasehold



Bank Chambers (Apartment 3) Fore Street St Marychurch Torquay Devon TQ1 4NE

£200,000



Located in the heart of St Marychurch, close to Babbacombe Downs and the sea, the apartment forms part of a landmark development, having undergone a comprehensive programme of refurbishment and design

Open plan living area incorporating the kitchen
2 bedrooms ■ Bathroom ■ En-suite shower room

FOR SALE LEASEHOLD

Part of a Victorian heritage building that has been thoroughly renovated, this newly developed two bedroom apartment provides an easy to manage home offering comfortable 21st Century living whilst retaining the essence of its historic past.

Open plan **SITTING/KITCHEN/DINING** area into the eaves with large windows overlooking the rear.

KITCHEN fully fitted with contemporary high gloss units and a full range of integrated appliances, large windows looking to the rear.

BEDROOM (1) has a window overlooking Fore Street complete with window seat.

BATHROOM with bath and separate walk-in shower.

BEDROOM (2) is at the rear with Velux windows and an **EN-SUITE SHOWER ROOM**.

Double glazed windows throughout

LOCATION

Bank Chambers is set in the heart of the St Marychurch conservation area with local transport links, shops, cafes and pubs on the doorstep. A short level walk away are the beautiful Babbacombe Downs where there are cafes with sea views, pubs and a small theatre. Oddicombe beach with its beach café and the famous Cary Arms are easily accessed from the Downs by footpath or via the famous cliff railway. Torquay Golf Club, bowls and tennis are available locally along with many water sports.

AREA

St Marychurch is approximately 2.5 miles from Torquay which retains the feel of a traditional seaside town with its stunning coastline, iconic palm trees, sandy beaches and historic pier, all enhanced by the international marina and a delightful array of shops, galleries and cafes. Bars and restaurants dotted along the waterfront offer the opportunity to eat and drink al-fresco and to sample some of the finest seafood from nearby Brixham, the heart of the seafood coast.

The area has many beaches with an array of water sports and fishing also available. Torquay also hosts world-class sailing events and boats can regularly be seen competing in the bay.

COMMUNICATIONS

The excellent communication links include a direct rail service to London Paddington with inter-city connections at Newton Abbot. The South Devon Highway gives good access to the vibrant cities of Exeter and Plymouth and an International Airport at Exeter provides a gateway to destinations further afield.

MAINTENANCE/LENGTH OF LEASE To be advised.

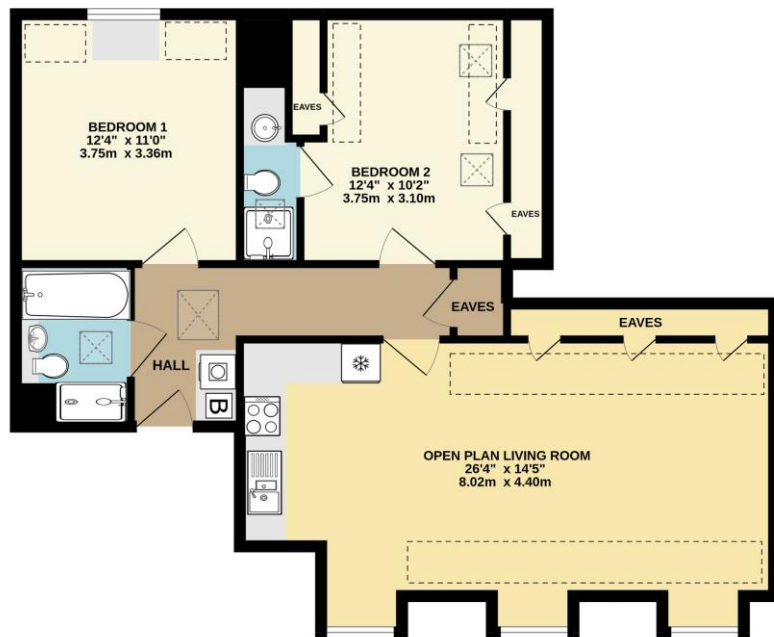
SERVICES Mains water, gas, electricity, and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND B (Payable 2023/2024 £1658.80).

VIEWING BY APPOINTMENT ONLY



APARTMENT 3
817 sq.ft. (75.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
19-100	A		
91-191	B		
69-90	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.
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IMPORTANT - We would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to effect your decision to buy, please contact us before viewing the property.