



SIMPLY GREEN

St Margarets Avenue

Torquay

TWO BEDROOM APARTMENT

- ◆TENURE – LEASEHOLD
- ◆MODERN SHOWER SUITE
- ◆KITCHEN
- ◆LOUNGE DINING ROOM
- ◆CENTRAL HEATING
- ◆TWO BEDROOMS
- ◆COMMUNAL GARDENS
- ◆ALLOCATED PARKING
- ◆SHARE OF FREEHOLD
- ◆GROUND FLOOR FLAT

Set within a highly sought after area of Torquay, this beautifully presented ground floor apartment is a short walk away from Babbacombe Downs, St Marychurch Precinct and a range of amenities. With well presented accommodation throughout, boasting two bedrooms, an open plan lounge dining room, kitchen and modern shower suit, viewing comes highly recommended to appreciate the accommodation on offer! With off road allocated parking and beautiful communal gardens.



Accommodation

Steps lead to front entrance, with UPVC door opening into entrance hallway and lounge dining room. With cupboard housing consumer unit and doors to all rooms. The lounge dining room comprises of UPVC double glazed windows to the front, central heating radiator, inset spotlights to ceiling and laminate flooring through. Doors to all rooms. With a modern kitchen boasting a range of wall and base units, work surfaces and tiling to splashback. Integrated cooker, hob and extractor over with space and plumbing for washing machine and fridge freezer. Central heating radiator and UPVC double glazed window to the front.

The shower room is finished with a modern white suite, comprising of a walk in shower with glass sliding doors, pedestal wash basin, low level WC and metro tiling to splashbacks. Obscured glazed window to the front, extractor fan and glow worm boiler mount to the wall.

Bedroom One, with UPVC double glazed windows to the rear, central heating radiator and a range of power and media points. Bedroom Two with UPVC double glazed windows to the rear, central heating radiator and power points.



Outside

There are wrap around communal gardens with allocated parking for one car, access gate to the rear. With enclosed communal gardens complete with gravel beds and a lawn area, with a range of mature shrubs and bushes.

Agents Notes

The property is share of freehold, with a well maintained block of 4 apartments, with annual shared costs of buildings insurance payable and further contributions as and when works may be required.

The recent 1/4 share towards the buildings insurance was £130 PA. The building has been well maintained and recently had the exterior painted.

No holiday lets but pets are permitted.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Services

Mains Electricity. Mains Gas. Mains Water. Mains Drainage.

Local Authority

Torbay Borough Council

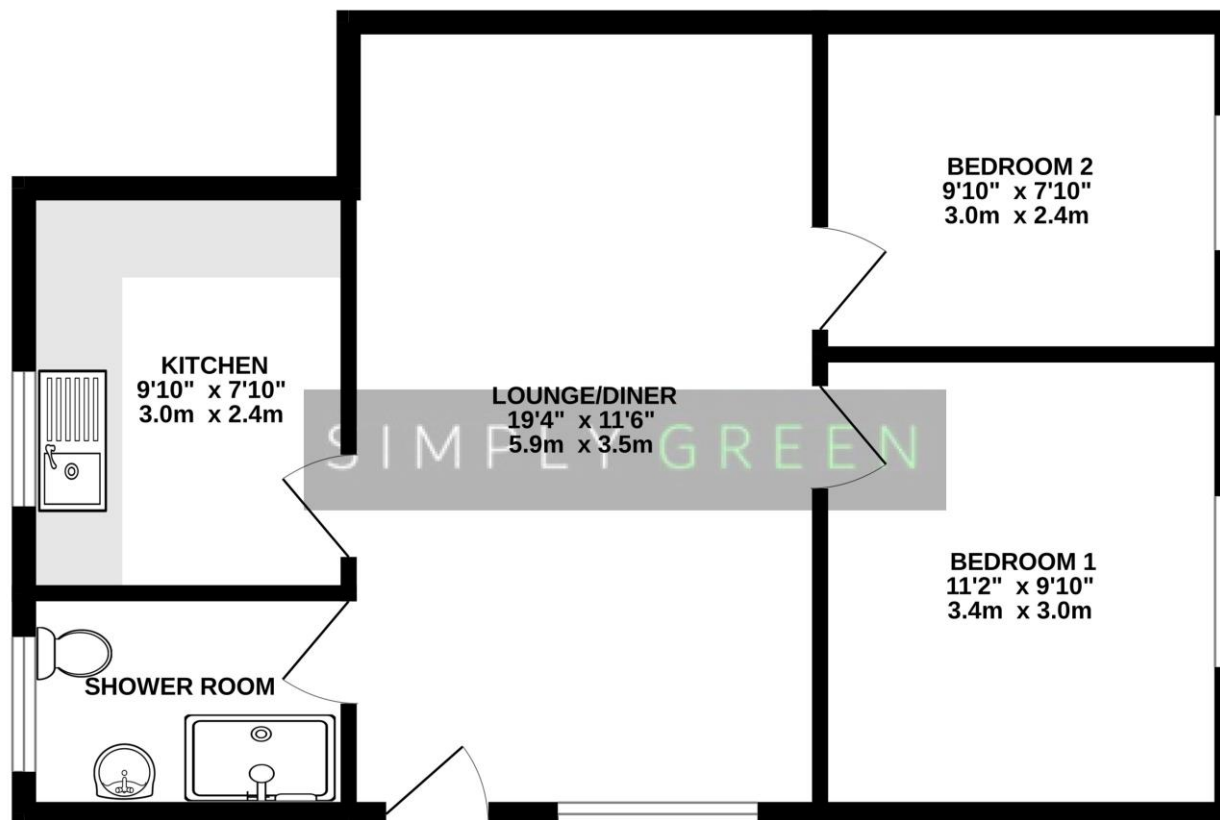
Tenure

Leasehold (Share of Freehold) 999 Year Lease from 2008.



FLOORPLAN

GROUND FLOOR



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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THROUGHOUT THE DAY**

AND

**1 FOR A LOCAL SOLICITOR
IF YOU'D PREFER TO MEET
FACE TO FACE**



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MOVE FORWARD WITH NO
UNEXPECTED SURPRISES!**

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REVIEW IS AVAILABLE TO YOU.

**IS YOUR CURRENT DEAL
REALLY THE BEST ONE
AVAILABLE?**

THIS FREE SERVICE COULD
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ON WHAT IS MOST LIKELY
YOUR BIGGEST
SPEND!



**AND AS FOR THE FINAL STEP,
WE CAN HELP THERE TOO.**

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EPC:

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For more information on this
house or to arrange a viewing
please call the office on:

01626 798440

Alternatively, you can scan
below to view all of the details
of this property online.



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