



Chelston, Torquay

£99,950



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*A converted first floor apartment in the popular Chelston area with allocated parking.*





# INTRODUCTION

*The Chelston area of Torquay and offers convenient access to Torquay railway station, sea front, local day-to-day shops, convenience stores and primary schools. Nearby are several parks and recreation areas and the location is also well served by road links for the remainder of Torbay and beyond.*

Approached from the rear of the building there is a communal entrance hall with stairs leading to the first floor. Once inside, a hallway leads into a light, bright sitting room with large bay window to the front aspect and with an open outlook over the surrounding area. There is a fitted kitchen, bedroom and ensuite shower room/WC. Accessed from the communal hallway is a utility cupboard with plumbing for a washing machine. Outside is an allocated parking space and a small decked area. The property would make an excellent first time purchase or investment and internal inspection is highly recommended.

An internal inspection of this superb home is highly recommended in order to appreciate the accommodation on offer and the convenient and accessible location.

The accommodation comprises

Communal entrance with stairs to first floor, door to,

ENTRANCE HALL Light point, smoke detector, carbon monoxide detector, dado rails, opening to,





SITTING ROOM - 3.48m into bay x 3.33m (11'5" into bay x 10'11") Light point, smoke detector, UPVC double glazed bay window to front aspect with open views over the surrounding area, dado rails, fireplace with electric fire, wall-mounted electric heater, TV connection point, telephone point, cupboard housing the consumer unit.



KITCHEN - 1.78m x 1.42m (5'10" x 4'8") Light point, UPVC double glazed window. Comprising base units with roll edged work surfaces over, inset sink and drainer with mixer tap over, space for electric cooker, tiled surrounds, matching eye level cabinets, space for under worktop fridge.



BEDROOM - 2.41m x 2.41m (7'11" x 7'11") Light point, UPVC double glazed window to rear, door to,

ENSUITE SHOWER ROOM/WC - 2.46m x 0.71m (8'1" x 2'4") Light point, extractor fan. Comprising tiled shower enclosure with bifold door and electric shower, vanity unit with inset wash hand basin, close coupled WC, part tiled walls.



UTILITY CUPBOARD - 1.98m x 0.81m (6'6" x 2'8") Accessed from the communal hallway is a useful utility cupboard with light point, UPVC double glazed window, space and plumbing for washing machine, cold water tap.

## OUTSIDE

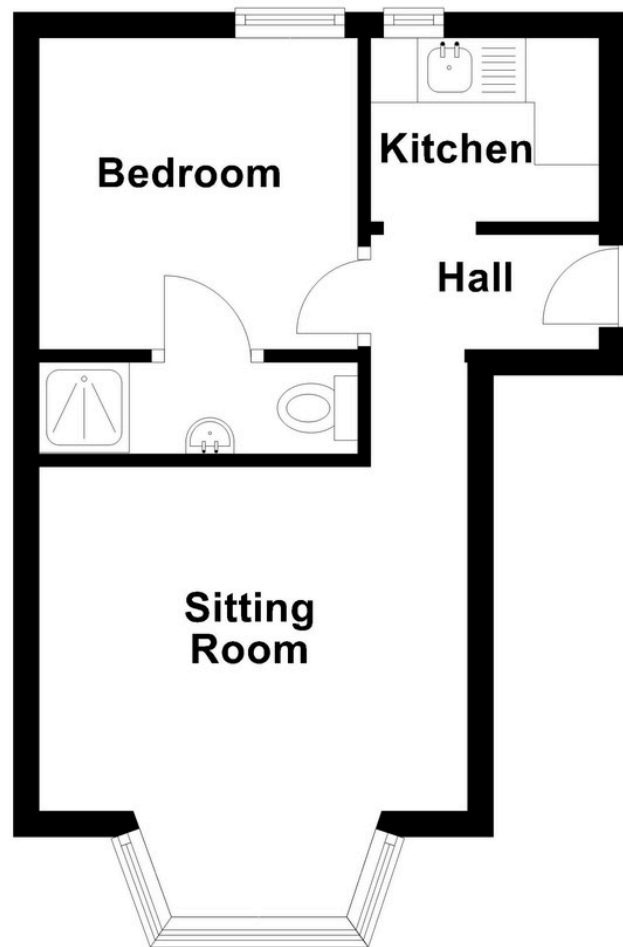
To the side of the building is an allocated parking space and a small decked area.



## USEFUL INFORMATION

- Tenure - Leasehold
- 199 year lease from 01/01/1989
- Ground Rent £20 per annum
- Service Charge - As required (No set monthly fee)
- Age - To be confirmed
- Heating - Some Electric Heating
- Drainage - Mains
- Windows - Double glazed
- Council Tax - Tax band A
- EPC Rating - E/46 potential - B/82
- Broadband - 1800
- Mobile - To be confirmed

## Ground Floor



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