

CHRISTOPHER SCALES

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Barton Road, Torquay

£135,000

To arrange a viewing, when calling please quote CS1097.

A purpose built ground floor apartment in need of modernisation and offering level access and a covered patio.

Situated on Barton Road, Oaklawn Court is within close proximity to a selection of shops at Torre, a local primary school, Mount Stuart Hospital and good access to Torquay Seafront. Outside are well kept communal gardens, a communal bin store and clothes drying area.

The accommodation comprises, Communal entrance hall with level access to the apartment. Door to:

ENTRANCE HALL - 2.29m x 1.5m (7'6" x 4'11") Textured ceiling with pendant light point, secure door entry intercom system, airing cupboard housing the hot water cylinder, cupboard housing the electric meter, doors to:

SITTING/DINING ROOM - 4.7m x 4.5m (15'5" x 14'9") Maximum measurements. Pendant light point, dual aspect with UPVC double glazed windows to rear and side with some sea glimpses, night storage heater and two gas convector heaters, telephone point, TV connection point, UPVC double glazed door opening onto a patio. Opening to:

KITCHEN - 2.46m x 2.03m (8'1" x 6'8") Textured ceiling with directional spotlights, UPVC double glazed window overlooking the communal gardens. Fitted kitchen comprising base and drawer units with work surfaces over, inset sink and drainer, tiled surrounds, wall cabinets, space for electric cooker with extractor over, space and plumbing for washing machine, gas meter.

BEDROOM ONE - 4.04m x 2.87m (13'3" x 9'5") Textured ceiling with pendant light point, dual aspect with UPVC double glazed windows to front and side, gas convector heater, fitted wardrobes to one wall.

BEDROOM TWO - 3.02m x 2.11m (9'11" x 6'11") Textured ceiling with light pendant light point, UPVC double glazed window to front.





BATHROOM/WC - 1.65m x 1.57m (5'5" x 5'2") Textured ceiling with light point, extractor fan. Comprising panelled bath with electric shower over, pedestal wash hand basin, WC.

OUTSIDE

The property has a covered patio area which is accessed from the sitting/dining room which then leads on to the communal gardens. Communal bin store and clothes drying area.

USEFUL INFORMATION

Tenure – LEASEHOLD 199 years from 29/09/1972

Service Charge - To be confirmed

Age - 1970's

Heating - Gas & Electric heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band B

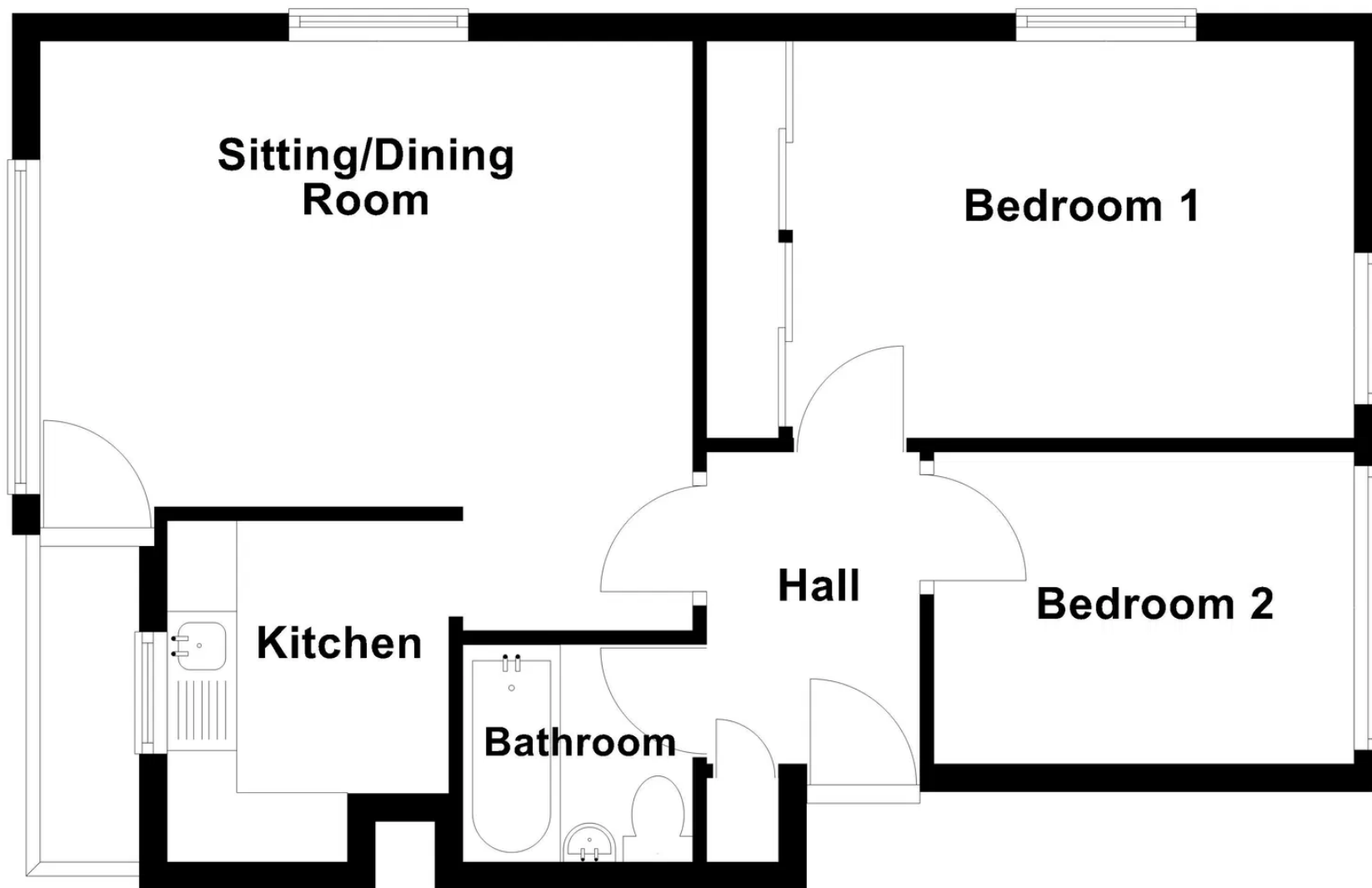
EPC Rating - EPC D/56 - Potential C/75

Broadband - 1800

Mobile - Signal strength (0-4) EE: 3, Three: 3, O2: 4, Vodafone: 3



Ground Floor



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