



## Brunel Mews | Torquay | TQ2 6QA

Occupying a level position within proximity of Torquay seafront and enjoying sea views is this well presented 2nd floor apartment. The accommodation consists of 2 bedrooms with master en-suite, lounge/diner, kitchen and bathroom. Double glazing, allocated and visitors parking. The property also benefits from a balcony enjoying sea views across to Torquay harbour.

Asking Price Of £240,000

- 2 BEDROOMS
- EN-SUITE SHOWER ROOM
- BALCONY
- SEA VIEWS
- PARKING



Communal Hallway - Video security entry system.  
Stairs and lift to all floors, door to:-

Entrance Hall - Video security entry system. Airing cupboard housing the hot water cylinder. Storage cupboard and doors to:-

Lounge/Diner - 4.9m into bay x 3.48m (16'0" into bay x 11'5") Double glazed bay window to front enjoying a superb open outlook and sea views across to Torquay harbour. Double glazed door to balcony. Night storage heater, open plan to:-

Kitchen - 3.5m x 1.69m (11'5" x 5'6") Fitted with a modern matching range of high gloss fronted wall and base mounted units and drawers with roll edge work surface over and under unit lighting. Single bowl circular sink unit with mixer tap. Fitted electric double oven and hob with concealed cooker hood above. Concealed integrated washing machine, dishwasher and fridge/freezer. Extractor fan.

AGENTS NOTES These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.

## Address

Brunel Mews Solsbro Road, Torquay,  
TQ2 6QA  
Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating 'TBC'

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

info@taylorsestates.co.uk  
01803 663561



Bedroom 1 - 4.9m into bay x 2.86m (16'0" into bay x 9'4") Double glazed bay window to front enjoying a superb open outlook and sea views across to Torquay harbour, double glazed door to balcony. Fitted double wardrobe with mirrored sliding doors, night storage heater. Door to:-

En-suite - Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with electric shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below. Chromed ladder style electric radiator, extractor fan and tiled floor.

Bedroom 2 - Double glazed patio doors to balcony enjoying a superb open outlook and sea views across to Torquay harbour. Fitted wardrobe with mirrored sliding doors.

Bathroom - Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with electric shower, low level WC and pedestal wash hand basin with mixer tap, shaver point and light above. Extractor fan, tiled flooring.

Outside - Accessed via both bedrooms and the lounge/diner is a balcony enjoying the lovely open outlook and sea views with outdoor light. There is allocated under cover parking and further visitors parking.

MATERIAL INFORMATION- Tenure: Leasehold, Length of lease: 199 years from 1991, Ground rent: £25 per year, Service charge 2,000 per year, paid 3 monthly.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.