



Gable Park, Lower Ellacombe Church Road, Torquay, TQ1 1JH

Asking Price Of £89,950

A two bedroom ground floor flat located with easy access to local shops, schools and bus services and also within walking distance of Torquay town centre and Harbourside. The accommodation comprises lounge/diner, kitchen, two bedrooms and bathroom which is now in need of modernisation. There is a private rear courtyard garden plus parking space and the property is being sold with no onward chain.

- GROUND FLOOR FLAT
- 2 BEDROOMS
- REQUIRES MODERNATING
- GARDEN AREA
- PARKING

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**Lounge diner 5.0m x 3.1m west points.**

Double glazed window to front aspect. Telephone point. TV point.  
Opening to:

**Kitchen 2.7 m x 2.0 m at widest points**

Double glazed window to front aspect. Single drain stainless steel sink unit. For washing machine. Appliance spaces.

**Inner hallway**

Built in airing cupboard housing electric copper cylinder and electric immersion heater. Night storage heater.

**Bedroom one 3.1 m x 2.9 m at widest points**

A double bedroom with built-in wardrobe and double glazed patio doors leading to the garden. TV points telephone point.

**Bedroom 2. 3.7m x 2.0 m at widest points**

Double glazed window to rear garden.

**Bathroom**

A fitted white suite comprising bath wash basin and WC tiled walls electric shower unit.

**Outside**

There is an enclosed courtyard garden to the rear being paved and set out over two levels with gate to service lane.

**Parking**

Space for one car.

Leasehold tba

Maintenance charge tba

Review Dates tba

## Address

Gable Park, Lower Ellacombe Church Road, Torquay, TQ1  
1JH

## Tenure

LEASEHOLD

## Council Tax Band

B

## Contact Details

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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.