



St. Marychurch Road, Torquay, TQ1 3HY

Offers Over £120,000

Located on the outskirts of the town centre and within close proximity to local shops, schools and transport links is this spacious two bedroom lower ground floor flat. The accommodation comprises a lounge / diner, kitchen, two bedrooms and shower room. The property also benefits from allocated off road parking for one car and a private courtyard garden. This property is a great first time purchase or investment opportunity a worth booking a viewing for as soon as you can.

- TWO BEDROOMS
- LOWER GROUND FLOOR FLAT
- ALLOCATED PARKING
- COURTYARD GARDEN
- LOUNGE/ DINER
- CONVENIENT LOCATION

### Communal entrance

Decked steps from front driveway leading to:-

### Lounge - 4.99m x 3.82m (16'4" x 12'6")

Double glazed door with a double glazed window to front aspect providing a private front door entrance to the apartment. A spacious living space with carpeted flooring and ceiling coving. Radiator and TV point. Doors and opening to:-

### Kitchen - 2.23m x 1.98m (7'3" x 6'5")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Tiled splash backs. Space for a gas cooker with fitted cooker hood above. Spaces for a washing machine and fridge. Tiled flooring.

### Bedroom One - 3.56m x 2.14m (11'8" x 7'0")

A good size double bedroom with a double glazed window to the front aspect. Ceiling coving and carpeted flooring. Radiator.

### Bedroom two - 3.03m x 2.98m (9'11" x 9'9")

A good size bedroom with double glazed patio doors leading out to private patio area. Carpeted flooring and ceiling coving. Consumer unit. Cupboard housing gas combination boiler. Radiator.

### Shower room

Fitted with a matching three piece white suite comprising a built in vanity unit with a hand wash basin and storage cupboard below along with a push button WC with hidden system. There is a fully tiled shower unit with mains shower above. Fully tiled walls meeting ceiling coving and a tiled flooring. Chrome heated towel rail. Fitted ceiling down lights and extractor. Frosted double glazed window to the rear aspect.

### Outside

To the front of the property is an allocated parking space for the property with steps decked step's leading down to the private front door for the property. At the rear of the property is a private, decked courtyard garden. Providing ample space for an outdoor seating area and potted plants.

### Material information

Leasehold, Owns 10% of freehold

### Address

St. Marychurch Road, Torquay, TQ1 3HY

### Tenure

LEASEHOLD

### Council Tax Band

A

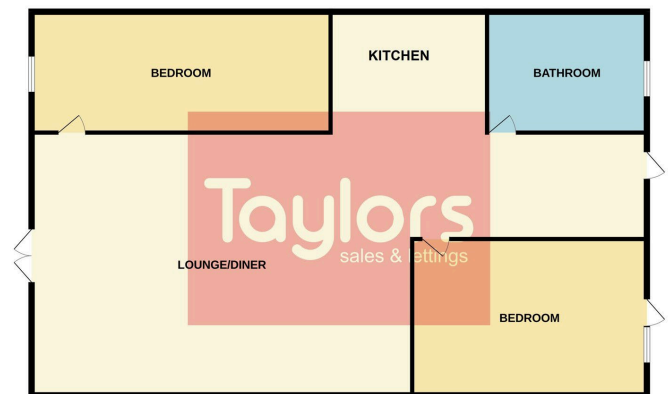
### Contact Details

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GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix 12/2024

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.