



St. Efrides Road, Torquay, TQ2 5SG

Asking Price Of £129,950

Located within the heart of Torquay and within close proximity to local transport links and amenities is this beautifully renovated ground floor flat. The seafront and town centre are both within walking distance from the property as is Torre train station. The well presented, spacious accommodation comprises a homely lounge, double bedroom, newly renovated kitchen and bathroom. The accommodation also offers a wonderful balance of charm and character with Victorian period style features. The property also benefits from well maintained front and rear courtyard gardens. There is plenty of free on Road parking on the road and surrounding roads of the property. This property is offered for sale with NO OWNARD CHAIN!

- GROUND FLOOR APARTMENT
- ONE BEDROOM
- NEWLY RENOVATED
- DG AND GCH
- CHAIN FREE!
- FRONT AND REAR COURTYARD GARDENS
- SPACIOUS LAYOUT

Communal Hallway

Wooden door to front entrance with a security entry system. Carpeted flooring with traditional dado rails. Separate front doors to both flats. Door leading into:-

Lounge - 4.39m x 3.93m (14'4" x 12'10")

A bright and airy living space with lots of charm and character. There is a beautiful period fireplace with a tiled surround, slate effect hearth and white painted mantelpiece. The property has a lot of traditional features from the period style ceiling coving and ceiling rose to the picture rails and dado rails. Double glazed window to the front aspect. Wood effect hard flooring. Radiator. Opening to:-

Inner Hallway

A wonderful tiled flooring and dado rails. Cupboard providing handy storage space. Doors to:-

Bedroom - 3.3m x 3.24m (10'9" x 10'7")

A spacious double bedroom with another charming period fireplace and a polished black stone effect hearth. Ceiling coving and ceiling rose. Double glazed door to the rear aspect opening into the private courtyard garden. Wood effect hard flooring. Radiator.

Kitchen - 4.96m x 2.57m (16'3" x 8'5")

Fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one and a half bowl ceramic sink unit with mixer tap. Stylish tiled splash backs. Free standing electric cooker with fitted cooker hood above. Spaces for a fridge and washing machine. Frosted double glazed window to the side aspect along with a double glazed door with frosted window panel leading out into the rear courtyard garden. Radiator. Vinyl hard flooring. Door to:-

Bathroom

Fitted with a new, modern and matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button WC and panel fronted bath with mains electric shower above. Tiled walls around the bath and behind the hand wash basin. Cupboard housing the new gas combination boiler with storage space below. Double glazed frosted window to the side aspect. Radiator.

Outside

To the front of the property is a well maintained paved patio garden with space for potted plants. To the rear of the property is a well presented, patio garden laid mostly to concrete with ample space for outdoor dining sets and a seating area. There are borders planted with a range of flowers and mature shrubbery. At the rear of the courtyard are two brick built storage cupboards, the left of which does belong to the top flat. The top floor flat does have right of way through the garden to the brick store cupboard and rotary line. Outdoor tap. There is a secure wooden side gate providing access to the front if required.

Material Information

50% share if freehold
999 year lease from march 1989
Service charge: as and when basis
No ground rent

Address

St. Efrides Road, Torquay, TQ2 5SG

Tenure

LEASEHOLD

Council Tax Band

A

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.