



Abbey Road, Torquay, TQ2 5NH

Asking Price Of £96,000

If you are looking for a spacious one bedroom flat located within Torquay town centre, then this is a 'must view a property'! Having been previously used as an ideal rental property this flat is also perfect as a first time purchase. Now being sold with no onward chain and offering a sizeable kitchen with back door to garden, large lounge overlooking the front, a good double bedroom, office area with large walk-in store cupboard and a shower room with central heating and double glazing.

- LARGE FIRST FLOOR FLAT
- 1 BED
- DG + CH
- GARDEN
- NO CHAIN
- TOWN CENTRE

A communal pathway lead from the road and through a courtyard area where there is a staircase leading to the private front door of this flat.

Double glazed front door to:

Hallway

A long hallway with radiator, access to loft plus 2 built-in store cupboards with display bookshelves over.

Lounge - 4.1m x 3.5m (13'5" x 11'5")

A large and bright lounge with double glazed window overlooking the front. Telephone point. TV aerial point. Radiator.

Office Area - 3.1m x 1.7m (10'2" x 5'6")

This is an inner hallway area, connecting the lounge and main hallway together but has space for a desk, shelving etc and will make a perfect office or study. Radiator. Access to loft space. Large store cupboard with electric fuse box and meter.

Kitchen - 4.1m x 2.2m (13'5" x 7'2")

The kitchen will now require modernisation although does have a range of wood effect wall and base units with a single drainer stainless steel sink unit and electric cooker point with stainless steel cooker hood. Double aspect double glazed windows. Cupboard housing Glowworm gas boiler with digital programmer. Double glazed door leading to the rear garden.

Address

Abbey Road, Torquay, TQ2 5NH

Tenure

FREEHOLD

Council Tax Band

A

Contact Details

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Torquay
TQ1 3DW

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Bedroom - 3.3m x 2.8m (10'9" x 9'2")

A good double bedroom with double glazed window to the rear aspect. Radiator.

Shower Room

Fitted with white suite comprising shower cubicle with glazed door and Triton electric shower unit, pedestal wash and basin and close WC. Tiled walls. Double glazed window. Ladder radiator.

Outside

The access to the main front door of the flat is via a communal courtyard area. From the kitchen is a door leading out to the private garden which is laid out over three terraces and is of a good size although now requiring cultivation will make an ideal spot for dining alfresco, or for those who enjoy growing plants and vegetables.

Agents Notes

the neighbouring property has access across the communal courtyard area however this has been blocked off and is not currently in use.

Parking

On road parking is available within the locality.

Material Information

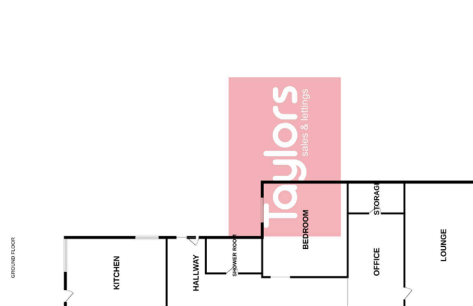
Lease 76 years remaining

100 % of the freehold is owned by this flat and therefore an extension on the above lease should only cost the legal fees. Please take advice on this prior to purchase.

New carpets throughout

New front door

The boiler is 1.5 years old, has 8.5 years warranty left



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.