



Lime Avenue | Torquay | TQ2 5JL

Asking Price Of £215,000

Taylors are now offering this 1-2 bedroom semi detached bungalow for sale with no onward chain. Conveniently situated on the outskirts of Torquay town centre in a cul-de-sac road and also only a few minutes walk of Torquay seafront. The property will now require modernisation but offers much potential, having either a lounge and two double bedrooms with kitchen and bathroom or alternatively could be set out as a one bedroom bungalow with lounge, dining room, kitchen, and bathroom. There is a front garden which is enclosed and mainly lawn plus off-road parking. Keenly priced and vacant possession, we recommend an early viewing.

- SEMI DETACHED
- 1-2 BEDS
- REQUIRES MODERNISING
- GARDEN
- PARKING
- NO CHAIN

Composite front door leading to;

### **Kitchen** - 2.9 m x 2.5 m at widest

Fitted with range of matching wall and base units with work surface over. Single drainer sink unit. Built-in gas hob with cooker hood over and oven below. Space for fridge freezer. Part tiled walls. Double glazed window. Cupboard housing gas boiler for hot water.

Inner lobby

### **Lounge** - 3.6 m x 3.0 m at widest

Double glazed window overlooking the front garden. Electric panel heater. Doors to;

### **Bedroom One** - 4.3 m x 3.3 m at widest points

A good size room with double aspect, double glazed windows and night storage heater. TV point. For those wishing to have a one bedroom property, this room would make an ideal lounge and the current lounge would become a dining room.

### **Bedroom Two** - 3.9 m x 2.3 m at widest points

A double room with double glazed window to the rear and built-in wardrobe. Electric wall heater.

### **Bathroom**

Fitted with a white suite comprising panel bathroom with shower attachment. Pedestal wash hand basin and matching close coupled WC with dual flush. Part tiled walls. Double glazed window. Electric panel heater.

### **Address**

Lime Avenue, Torquay, TQ2 5JL

### **Tenure**

Freehold

### **Council Tax Band**

C

### **EPC Rating**

E

### **Contact Details**

117 Union Street

Torquay

Torbay

TQ1 3DW

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

[info@taylorsestates.co.uk](mailto:info@taylorsestates.co.uk)

01803 201904

### **Outside**

There is a level and enclosed garden frontage which is part lawn and park gravel which will make an ideal seating area and social gathering point. Cold water tap. There is a small side strip of garden with small store shed. This area is perfect for bins and further storage units.

### **Parking**

There is a parking bay for one vehicle. It may be possible to create further parking by using some of the front garden area however this will be subject to any planning consents and such like.

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.