



Torwood Gardens Road | Torquay | TQ1 1TZ

Asking Price Of £130,000

Taylor's are offering this three bedroom second floor flat for sale which is conveniently located in the Torwood area of Torquay within walking distance of the town centre Harbour and beaches. The accommodation comprises of a lounge/diner, kitchen/breakfast room, two double bedrooms and a single, bathroom and separate WC. There is also a large walk-in cupboard which could be used as a small office if desired. The flat will now need full refurbishment and will be of interest to the keen DIYer, builder and investor. There are communal gardens and parking. No onward chain.

- 2ND FLOOR FLAT
- 3 BEDS
- DOUBLE GLAZED
- PARKING
- REQUIRES FULLY
- MODERNISING
- NO CHAIN

Communal Entrance

Access via entry intercom. Stairs to 2nd floor landing. Front door to flat.

Lobby

A lobby area with space for coats, shoes, etc. Access to loft space. Electric meter and fuse box. Door to.

Hallway

Built in store cupboard with shelving. Large walk-in store covered which could also be used as a small office if desired. Erin covered housing hot water tank.

Lounge Diner - 4.9m x 3.7m max

A spacious room with the blast blaze windows. Night heater. Dado rail.

Kitchen/Breakfast Room - 3.7m x 3.3m max

Fitted with a range of all elevation with work surface over.

Part tiled walls. Double glazed window. Plumbing for washing machine. Appliance spaces.

Bedroom One - 4.3m x 2.9m at widest

A double room with double glazed window and night stage heater.

Bedroom Two - 3.7m x 2.7m max

Another double room with double glazed window and nice storage heater.

Bedroom Three - 3.7m x 2.0m max

A generous single bedroom with double glaze window and night storage heater

Bathroom

Bathroom fitted with a white suite comprising bath with shower fitment over and pedestal wash hand basin.

Tiled walls.

Separate WC

A low-level WC with part tiled walls.

Outside

Shirley Court benefits from pleasant communal gardens with lawn and a variety of incept trees and shrubs.

Off road parking

Material Information

Leasehold 125 years from 1987.

Service charge to be confirmed

Ground rent to be confirmed

Council Tax Band B

EPC Rating C69

Address

Torwood Gardens Road, Torquay, TQ1 1TZ

Tenure

Leasehold

Council Tax Band

B

EPC Rating

C

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.