

Livermead Hill | Torquay | TQ2 6QY

Asking Price Of £185,000

Fancy a stroll to the beach? This 2 bed flat is set just back from Torquay sea front in the popular Livermead area. Served by local shops with the town centre a few minute drive away. The flat offers a large lounge/diner with sun balcony and views to Torquay, 2 beds, bathroom and kitchen/diner all with double glazing. There are communal gardens and private single garage. No chain.

- 2 BED FLAT
- WALKING DISTANCE TO SEA FRONT
- SUN BALCONY
- REQUIRES SOME MODERNISING
- GARAGE
- NO CHAIN

Communal Entrance

Access via entry intercom. Private front door to flat.

Hallway

A T shaped hallway. Dado rail. Built in airing cupboard with hot water tank. Built in coat/Store cupboard with fuse box.

Lounge Diner - 7.3m x 3.3 max

A bright and airy room having a good sized lounge area with the dining area generous enough to take a 4-6 seater table. Double glazed side window with open outlook I. TV point. Night storage heater. Double glazed patio doors having an open outlook across to Torquay.

Sun Balcony

A private sun balcony with glass balustrades enjoying same views as lounge.

Kitchen/Breakfast Room - 3.6m x 2.8m max

A decent sized room with a range of wall and base units with work top over. Stainless steel sink unit. Space and electric point for cooker. Double glazed window with open outlook to Torquay. Appliance space. Breakfast bar.

Bedroom One - 3.5m x 3.3m max

A double room with double glazed window to rear aspect enjoying a pleasant outlook.

Bedroom Two - 2.4m x 2.4m max

A generous single room with built in wardrobe and double glazed window as bed 1.

Bathroom

White suite having bath with shower over. Low level W/C and wash hand basin. Tiled walls. Heated towel rail. Shower point.

Outside

Communal gardens lead mainly to lawn.

Parking

Communal spaces for residents and visitors.

Garage

Single garage.

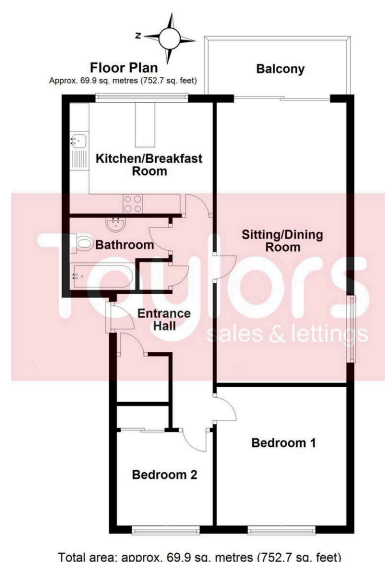
Material Information

Leasehold - 950 years remaining

Owns 1/16 of Freehold

Service Charge - £1,980 per year

Ground rent - none noted



Address

Livermead Hill, Torquay, TQ2 6QY

Tenure

Leasehold

Council Tax Band

C

EPC Rating

TBC

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3DW

www.taylorsestates.co.uk

info@taylorsestates.co.uk

01803 201904

Please scan
the QR code
for material
information



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.