



## Hyfield Gardens | Torquay | TQ1 1UR

Asking Price Of £198,000

Taylor's are now offering the superb chain free two bedroom apartment located in a tucked away position and enjoying the most delightful sea views across the Bay to Paignton and Brixham. The development stands within substantial grounds which are well maintained and provide various areas to sit out. The apartment is immaculately presented in "ready to move in to" condition. There is a bright sunny lounge which enjoys the sea views and has glazed double doors leading to a contemporary kitchen with a full range of integrated appliances. There are two double bedrooms with built-in wardrobes plus a well appointed bathroom fitted with a modern suite. There is ample communal parking within the grounds plus there is also a private garage for this apartment. Book now to view this beautiful apartment!

- SEA VIEWS
- IMMACULATE PRESENTATION
- BALCONY
- MODERN KITCHEN
- MODERN BATHROOM
- GARAGE



### Communal Entrance

Access via security intercom. Stairs to 1st floor. Front door to apartment.

### Hallway

A good sized reception hallway with built-in coats/storage cupboard and separate linen cupboard. Intercom to main entrance door. Radiator.

### Lounge

A bright room offering fabulous sea views across the grounds of Hyfield out to both Paignton and Brixham. There are double glazed patio doors leading to a SUN BALCONY which also enjoys the sea views and is ideal for summer evening drinks. Double glazed window. TV point. Glass double doors to :

### Kitchen

A superbly appointed kitchen fitted with a range of Howden's white high gloss wall and base units with "quartz" countertops. There is a range of integrated appliances including an induction hob, oven/grill, washing machine, dishwasher, fridge/freezer and microwave. Stainless steel sink unit. Concealed cooker hood. Glowworm gas boiler. Double aspect double glazed windows. Part tiled walls. Range of contemporary sockets and switches.

### Bedroom One - 3.5m x 2.9m (11'5" x 9'6")

A double bedroom having a built-in mirror fronted wardrobe. Double glazed window. Radiator.

### Bedroom Two - 3.1m x 2.4m (10'2" x 7'10")

Another double room with built-in mirror fronted wardrobes and double glazed window with outlook across Torquay. Radiator.

### Bathroom

A well appointed bathroom fitted with a modern white suite comprising bath with mains shower fitment over with oversized shower head and body spray. Vanity unit with integrated wash hand basin and close WC with concealed cistern. Toiletry unit with cabinets and mirror front. Ladder radiator. Tiling to the walls and floor. Double glazed window.

### Outside

There are large communal gardens which are lawned and have a variety of mature inset trees and shrubs, bulbs and plants.

Communal swimming pool which is for use by all the residents and their guests.

### Parking

Communal/visitor parking.

### Garage - 6.1m x 2.5m (20'0" x 8'2")

A private garage with metal up and over door, power and lighting. Raised storage shelf.

### Address

Hyfield Gardens, Torquay, TQ1 1UR

### Tenure

Leasehold

### Council Tax Band

C

### EPC Rating

D

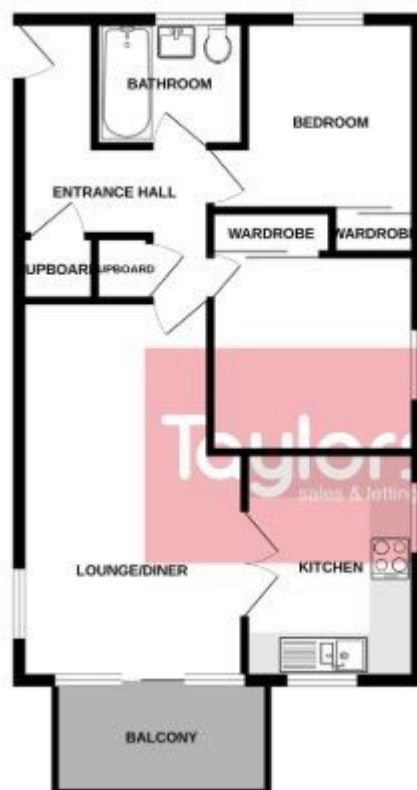
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance 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.