

9 The Old Print Works

Braddons Hill Road West, Torquay, Devon, TQ1 1BA





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**A Spacious Apartment Located at the Heart of Torquay Town Centre
2 Double Bedrooms, Good Size Lounge/Kitchen/Diner & Bathroom
Gated & Secure Residence, Double Glazed & Gas C.H
Walking Distance to all Local Amenities
Ideal for First Time Buyers & Investors or Those Looking to Downsize**

DESCRIPTION

A perfect opportunity for anyone looking to own a spacious apartment located in the heart of Torquay Town Centre with an abundant range of amenities to hand.

Being perfect as a lock up and leave 2nd Home or indeed for First Time Buyers looking to take their first steps on the property ladder, this spacious home offers well-proportioned accommodation in a secure and private residential location.

The apartment is situated on a variety of bus main routes, access to the surrounding areas of Paignton & Brixham is a simple commute, including drop offs to the train & coach stations which will lead on to all of Devon's towns and villages.

Ref No: 5246

£125,000 Leasehold

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Main accommodation comprises:-

Timber front door opening to:-

ENTRANCE LOBBY

Store cupboard housing combi gas boiler for hot water and central heating. Ceramic tiled floor. Door opening to:-

HALLWAY

Leading to:-

LOUNGE/KITCHEN/DINER

Two uPVC tilt and turn double glazed windows to front. Radiator with thermostat. Archway through to:-

KITCHEN

Range of fitted base and eye level cupboards with roll top work surfaces, tiled splashbacks and vinyl flooring. Inset 1½ bowl stainless steel sink unit. Space for gas or electric cooker. Plumbing for washing machine and slimline dishwasher. Space for an upright fridge freezer. Extractor vent.

BEDROOM 1

uPVC tilt & turn window to the front. Built in wardrobe with shelving. Double radiator with thermostat.

BEDROOM 2

uPVC tilt & turn window overlooking parking area. Built-in double wardrobe with rail and shelving. Double radiator with thermostat.

BATHROOM

Panelled bath with tiled surround, overhead shower. pedestal wash hand basin, WC. Radiator with thermostat, extractor vent.

GENERAL INFORMATION

TENURE

Leasehold – Terms to be confirmed.

UTILITIES

The apartment is connected to all mains services.

SERVICE CHARGE

£600 per annum.

GROUND RENT

£100 per annum.

COUNCIL TAX BAND B

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

WHAT3WORDS ///BUTTER.KEPT.VISION

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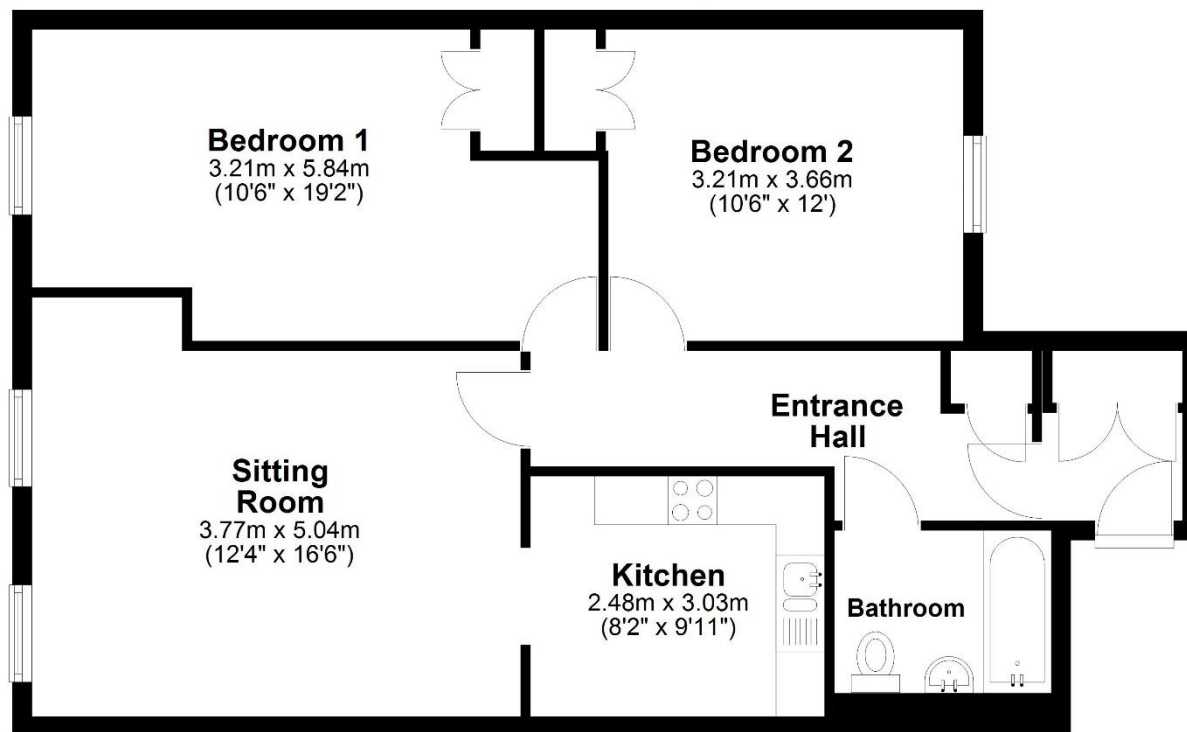
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Total area: approx. 73.7 sq. metres (793.8 sq. feet)

www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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