



13 The Old Print Works

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



13 The Old Print Works

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

Well Proportion Penthouse Apartment Located at the Heart of Torquay Town Centre
2 Double Bedrooms, Good Size Lounge/Kitchen/Diner, Balcony & 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 an 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 second home or indeed for first time buyers looking to take their first steps on the property ladder, this home offers well-proportioned accommodation in a secure and private residential location. It also features a private balcony which overlooks the Fleet Walk Shopping area plus has a much sought after allocated parking space.

The penthouse 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: 4738

£145,000 Leasehold

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





13 The Old Print Works

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

Access to the apartment is via the secure car park with steps to the communal entrance. Stairs to the 3rd floor:-

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

Door entry system. Airing cupboard with radiator and slatted shelving. Coved ceiling. Radiator with thermostat. Doors off to:-

LOUNGE/DINING ROOM

16' 6" x 12' 5" (5.03m x 3.78m) (overall)

Two uPVC tilt and turn double glazed windows to front. uPVC double glazed door opening onto private balcony. Coved ceiling. Radiator with thermostat. Archway through to:-

KITCHEN

Range of fitted base and eye level cupboards. Inset 1½ bowl stainless steel sink unit. Space for gas or electric cooker. Space and plumbing for washing machine. Space for slimline dishwasher. Space for an upright fridge freezer. Coved ceiling. Extractor vent. Vinyl flooring.

BEDROOM 1

uPVC double glazed French doors onto a private balcony. Built in wardrobe with shelving. Coved ceiling, double radiator with thermostat. uPVC tilt & turn window to side.

BEDROOM 2

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

BATHROOM

Panelled bath with tiled surround, glazed screen and thermostatic mixer with shower over. Pedestal wash and basin, WC. Radiator with thermostat, extractor vent.

BALCONY

The small balcony area is shared between the lounge/dining room and main bedroom and has an open outlook over the Fleet Walk shopping area.

PARKING

Allocated off road parking space within secure gated grounds.

SERVICE CHARGE

£600 per annum.

GROUND RENT

£100 per annum.

COUNCIL TAX BAND B

EPC RATING B

VIEWING

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

WHAT3WORDS ///BUTTER.KEPT.VISION

Interested in this property?

T.01803 21 20 21 **bettesworths.co.uk**





13 The Old Print Works

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



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



13 The Old Print Works

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



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





13 The Old Print Works

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



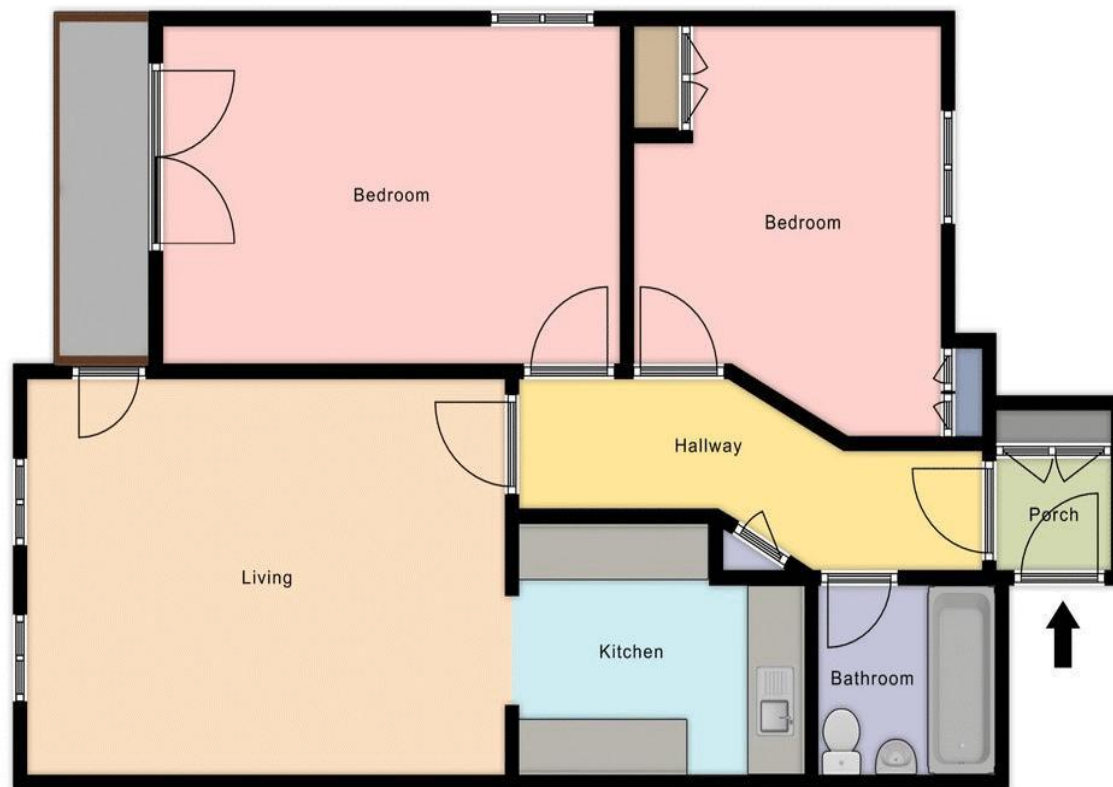
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





13 The Old Print Works

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



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.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

