



St Agnes Lane, TQ2 6QD

Offers Over £375,000

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Gargan & Hart
Estate Agents

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As you enter the reception hallway with remote main entrance door intercom, utility cupboard housing plumbed automatic washer/dryer. The lounge/dining area is a light and airy with French doors leading out to private balcony. To the rear of the lounge/dining area you have the open plan kitchen area with wall, base and drawer cupboards, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher and fridge freezer, an inset Smeg five ring stainless steel gas hob, built-in double oven. Wall cupboard housing gas fired boiler servicing the hot water and central heating system.

Bedroom one is a fabulously spacious room with a great ensuite with a walk-in shower cubicle with shower unit, wash basin, low level W/C, and ceramic tiled floor with underfloor heating. Bedroom's 2 and 3 are decent sized double bedrooms. The family bathroom has a corner Jacuzzi bath with mixer tap and pull-out shower head, low level W/C, pedestal wash basin, walk-in shower cubicle and ceramic tiled floor with underfloor heating.

Outside there is allocated parking, private lawned garden, outside tap and external power point so you can sit and enjoy the sun.





STAR POINTS

- Ground Floor Apartment
- NO ONWARD CHAIN
- 3 Bedrooms (1 Ensuite)
- Private Garden
- Generous Size
- Close To Sea Front & Train Station
- Close To Shops
- Well Presented
- Balcony
- Character Property



ADDITIONAL INFORMATION

Tenure - Leasehold

Council Tax Band - D

Local Authority - Torbay Council

EPC - TBC

There is a water meter at the property.

For prices & more information about Council

Tax go to the local authorities website.

<https://www.torbay.gov.uk/council-tax/>

Check broadband Availability at Openreach

Fibre-Checker. <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-

Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

What 3 Words: obliging.fitter.improves

Sat-Nav: TQ2 6QD



GROUND FLOOR

