



St Agnes Lane, TQ2 6QD
Torquay

G&H Gargan & Hart
Estate Agents



Offers Over
£350,000

As you come into the development you will find your allocated parking space. The main door to communal reception hall and private entrance door opening to your reception hallway with remote main entrance door intercom, utility cupboard housing plumbed automatic washer/dryer. The lounge/dining area is a spectacularly light and airy room with wood veneer flooring, UPVC sash style double glazed windows extending floor to ceiling, UPVC double glazed French doors leading out to private balcony, being composite decking with attractive balustrading, outside light and views over gardens, towards the sea. To the rear of the lounge/dining area you have the open plan kitchen area with a modern range of quality fitments comprising base and drawer cupboards with rolled edge work surfaces, inset stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher and fridge freezer. Matching range of wall cupboards with concealed lighting under and downlighters. There is an inset Smeg five ring stainless steel gas hob with stainless steel canopy and extractor unit over, matching built-in double oven. Wall cupboard housing gas fired boiler servicing the hot water and central heating system.

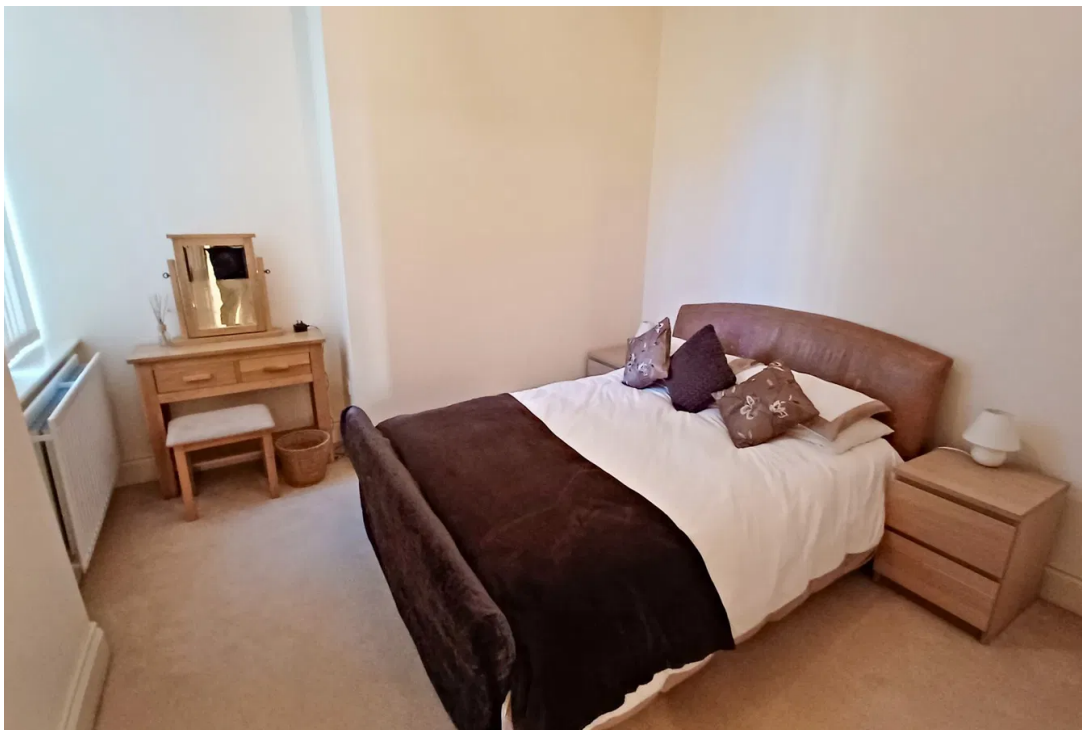


With this great apartment you have three generous sized bedrooms. Bedroom one is a fabulously spacious room with large UPVC sash style double glazed window, enjoying an attractive outlook over gardens to rear, and a great en-suite with a walk-in shower cubicle with plumbed Grohe shower unit and ceramic tiling to surround, wash basin with tiled splashback and illuminated wall mirror, low level W/C, ladder style heated towel rail, recessed spotlights to ceiling with extractor unit, ceramic tiled floor with underfloor heating. Bedroom 2 is a large double bedroom with two UPVC sash style double glazed windows and bedroom 3 is another good size room with UPVC sash style double glazed window. The family bathroom has a corner Jacuzzi bath with mixer tap and pull-out shower head, low level W/C, pedestal wash basin with tiled splashback and illuminated wall mirror, walk-in shower cubicle with plumbed Grohe shower unit, part ceramic tiling to walls, ladder style heated towel rail, recessed spotlights to ceiling, extractor unit 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
- 3 Double Bedrooms (1 Ensuite)
- NO ONWARD CHAIN
- Private Garden
- Close to Sea Front & Train Station
- Well Presented
- Balcony
- Close to Shops
- Character Property
- Allocated Parking



ADDITIONAL INFORMATION

Tenure - Leasehold

Council Tax Band - D

Local Authority - Torbay Council

EPC - C

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



www.garganandhart.co.uk

01803 897321



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