



**Connells**

Parkfield Road  
Torquay

Parkfield Road  
Torquay TQ1 4AL

for sale offers in excess of  
**£140,000**



### Property Description

A Well Presented Maisonette situated close to the town centre and all of its amenities. Accommodation comprises of Lounge, Kitchen, 2 Bedrooms and Bathroom. The property benefits from Gas Central Heating, Double Glazing and Courtyard Garden.



## Kitchen

12' 5" x 12' 3" ( 3.78m x 3.73m )

Wall and floor mounted units with roll edge worksurfaces. Part tiled walls. Cooker point. Plumbing for washing machine. Two good sized storage recesses with concertina door. Telephone point. Parquet flooring. Textured ceiling. UPVC double glazed window to the front. UPVC double glazed window to the rear. Door to

## Lounge

18' 6" x 12' 6" ( 5.64m x 3.81m )

Radiator. TV point. Part wood paneling to walls. Coved and textured ceiling. UPVC double glazed window to the side. UPVC double glazed window to the front. Cast iron fireplace with wood surround. Door and stairs to first floor.

## First Floor Landing

Double glazed window to the front.

## Bedroom 1

13' 7" x 12' 6" ( 4.14m x 3.81m )

Radiator. Airing cupboard. Textured ceiling. UPVC double glazed window to the side. Loft access.

## Bedroom 2

12' 4" x 7' 11" ( 3.76m x 2.41m )

Radiator. Textured ceiling. Double glazed window to the rear.

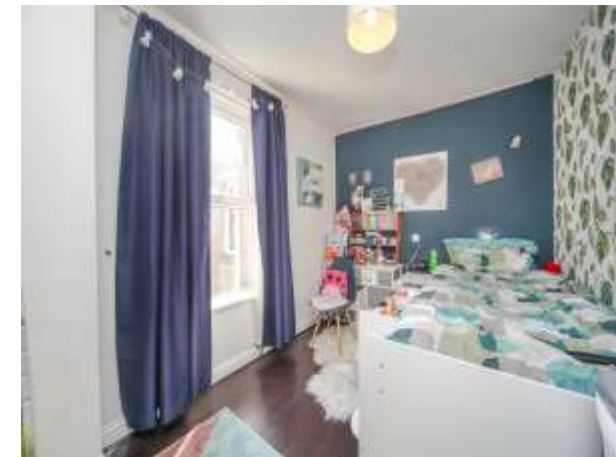
## Bathroom

Wash hand basin. Low level WC. Corner bath with shower attachment. Part tiled walls. Radiator. Obscure double glazed window to the front.

## Outside

Gated access from road into courtyard with shed. Crazy paved path to the front door.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
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**view this property online [connells.co.uk/Property/TQY312497](http://connells.co.uk/Property/TQY312497) Council Tax Band: A**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Oct 1997. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**directions to this property:**

From our Office in Union Street follow the one way system turning left at the Nationwide traffic lights and bearing right into Pimlico. Go around the post office roundabout and continue up Abbey Road to the top then bear right at the lights following signs for Teignmouth. Keep following the signs for Teignmouth and the Coach Station. Bear left at the Coach Station roundabout into Lymington Road then take the first turning left opposite the Late Shop into Upton Road. Take the next turning on your right into Park Road.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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