



Connells

Flat 4 St. James Road
Torquay

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Torquay TQ1 4AZ

for sale offers in excess of
£125,000



Property Description

Connells are proud to present this 2 double bedroom apartment situated near Torquay coach and a short walk to Torquay town centre. The property is made up 2 double bedrooms, large living room, separate kitchen and bathroom. There is Communal parking on a first come first serve basis.

LOCATION AND AREA: Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

GETTING AROUND THE SOUTH WEST

By Train: The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

By Air: Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

Regional Cities and Places of Interest: The county town of Exeter is approximately 25 miles away and the historic naval city of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.



Bedroom 1

9' 4" x 13' 5" (2.84m x 4.09m)

Double Glazed uPVC window to the side aspect, carpet flooring, Radiator, alcove with clothes rail for storage. Door to Hallway

Bedroom 2

9' 4" x 6' 11" (2.84m x 2.11m)

Double Glazed uPVC window to the side aspect, carpet flooring, Radiator. Door to Hallway

Kitchen

8' 1" x 7' 7" (2.46m x 2.31m)

Double Glazed uPVC window to the rear aspect, linoleum flooring, Radiator, Central heating Boiler, modern wall and base units, laminate worktop, stainless steel sink. Door to Hallway

Bathroom

Modern 3 piece suite consisting of; Electric shower over built in bath, Close Coupled WC & Pedestal Handbasin. part tiled walls, mirrored storage cabinet, extractor fan and linoleum flooring

Living/dining Room

16' 5" x 10' 6" (5.00m x 3.20m)

Double Glazed uPVC window to the rear aspect, Linoleum Flooring, Two Large Radiators, open fireplace, modern ceiling light with fan.





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

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115 Union Street
TORQUAY TQ1 3DW Council Tax Band: A

EPC Rating: D

view this property online [connells.co.uk/Property/TQY312762](https://www.connells.co.uk/Property/TQY312762)

This is a Leasehold property with details as follows; Term of Lease 199 years from 16 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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