



Connells

Tor Haven Abbey Road
Torquay



Property Description

A compact, yet homely one bedroom purpose built retirement flat with an age restriction of 60 situated in a Town Centre location & within close proximity to the harbour as well as local shops and other amenities. Accommodation comprises; lounge, kitchen, bedroom & ensuite bathroom. The property benefits from new carpet flooring, double glazing, electric heating, residents house manager & communal areas.



Communal Entrance

Secured entrance to communal hallway and steps up to –

Entrance Hall

Coved ceiling. High level consumer unit.

Lounge

13' 1" x 9' 11" (3.99m x 3.02m)

Double glazed windows to the front aspect, coved ceiling, wall lights, night storage heater, TV & telephone points, and new carpet flooring.

Kitchen

7' 11" x 7' 9" (2.41m x 2.36m)

The kitchen is fitted with wall & base units, integrated cooker & electric hob with cooker hood over, plumbing for washing machine & fridge/freezer, sink/drain, tiled walls & coved ceiling.

Bedroom 1

12' x 7' 3" (3.66m x 2.21m)

Bedroom one has a double glazed window to the front aspect, built in wardrobes, coved ceiling & cupboard housing tank and new carpet flooring.

En-Suite

Fitted bath with shower over, wash hand basin, shaver point, extractor fan, WC, wall mounted fan heater & coved ceiling.





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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EPC Rating: D

view this property online connells.co.uk/Property/TQY312770

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 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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