



**Connells**

Flat 1 Abbey Road  
Torquay



### Property Description

This generous, yet homely 2 bedroom flat in the Town Centre of Torquay is now coming to the market! The flat itself comprises of 2 double bedrooms, large living/dining room, and family bathroom. The property also benefits from private gardens that are perfect for unwinding at the end of a long day or dining al-fresco with guests!

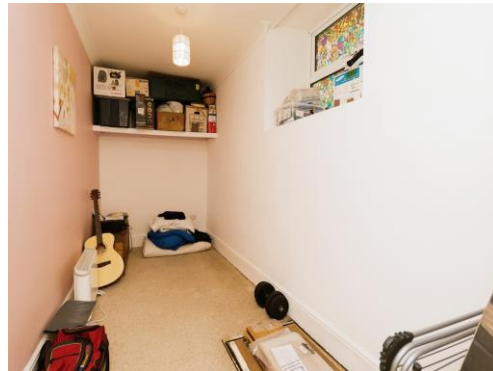
**LOCATION AND AREA:** Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated 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.



## Kitchen

14' 7" x 8' ( 4.45m x 2.44m )

Matching wall and base units with work top over, Single bowl sink, Space for appliances and double glazed window to side and door to garden.

## Lounge/diner

12' 9" max x 10' 4" ( 3.89m max x 3.15m )

Laminate flooring and double glazed doors to rear garden.

## Bedroom 1

12' 8" x 10' 8" + recess ( 3.86m x 3.25m + recess )

Double glazed window to front.

## Bedroom 2

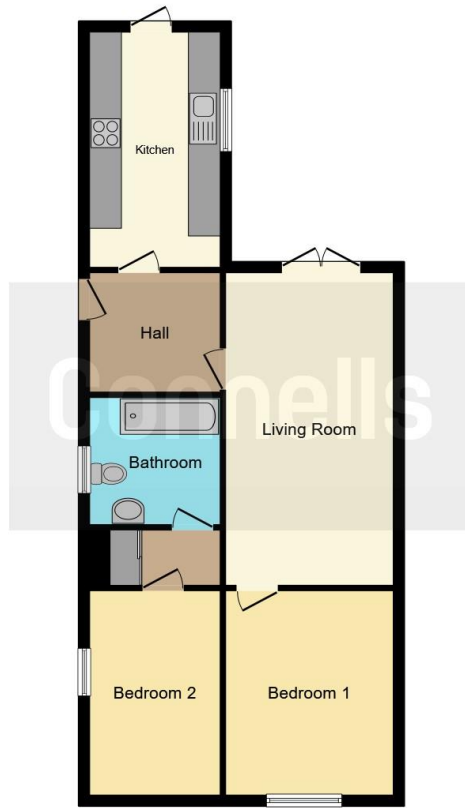
12' 8" x 5' 9" ( 3.86m x 1.75m )

Double glazed window to side aspect.

## Bathroom

3 piece suite comprising of bath with shower over, W.C and wash hand basin and window to side aspect.





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  
TORQUAY TQ1 3DW

**EPC Rating: G**

**view this property online [connells.co.uk/Property/TQY313111](https://www.connells.co.uk/Property/TQY313111)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1989. 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.

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