



**Connells**

Terracina Lower Erith Road  
Torquay





### Property Description

Conveniently located between Torquay Harbour and Wellswood village is this extremely well-presented ground floor entry level apartment. The property consists of two bedrooms, lounge/diner, kitchen and bathroom. Double glazed, gas central heating. within the hallway there is double glazed windows and doors give access to an external spiral staircase which leads to the private roof terrace, allocated parking an unrestricted on road parking. Offered with no onward chain.

### 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.

### 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.



## Communal Hall

Security entry system, door to;

## Entrance Hall

Security entry system, storage cupboard, radiator, double glazed window and door to external staircase leading to roof terrace, doors to;

## Lounge

16' 1" x 10' 3" ( 4.90m x 3.12m )

Double Glazed windows to side and rear enjoying an open outlook and radiator.

## Kitchen

10' 3" x 7' 8" ( 3.12m x 2.34m )

Fitted with a modern matching range of wall and base units and drawers with roll edge work surface over, single bowl stainless steel sink unit with mixer tap, fitted electric oven and hob with cooker hood above, spaces for washing machine and fridge freezer, central heating boiler and double glazed window to side.

## Bedroom 1

9' 2" x 11' 3" ( 2.79m x 3.43m )

Double glazed window to rear, fitted double wardrobe and radiator.

## Bedroom 2

11' 3" x 6' 3" ( 3.43m x 1.91m )

Double glazed window to rear, fitted wardrobe and radiator.

## Bathroom

Fitted with a modern matching 3 piece suite comprising of panelled bath with shower over, low level WC and pedestal wash hand basin, extractor fan and radiator.

## Outside

Accessed via the hallway is an enclosed exterior spiral staircase that leads to a private roof terrace. This is paved for ease of maintenance and enjoys an open outlook.

Allocated parking and unrestricted on road parking.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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

Council Tax Band: B

**EPC Rating: D**

**view this property online [connells.co.uk/Property/TQY313501](http://connells.co.uk/Property/TQY313501)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 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.

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