



Laburnum
Court

Connells

Laburnum Court Church Lane
Torquay



Property Description

Conveniently located with access to local shops and bus route is this 1st floor flat. The accommodation consists of one double bedroom, lounge, kitchen and bathroom. Double glazed, gas central heating and communal patio.

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.



Communal Entrance

Security Entry System, Stairs to 1st floor and door to:

Entrance Hall

Security entry system, store cupboard with power points, doors to;

Lounge

12' 5" x 10' 1" (3.78m x 3.07m)

Double glazed window to rear and radiator.

Kitchen

8' 11" max x 6' 3" max (2.72m max x 1.91m max)

Fitted with a matching range of wall and base units and drawers with roll edge work surface over, one and a half bowl stainless steel sink unit with mixer tap, fitted electric oven and gas hob and concealed cooker hood above, fridge freezer and washing machine, central heating boiler, double glazed sash window to front.

Bedroom

12' 2" max x 8' 9" max (3.71m max x 2.67m max)

Double glazed sash window to front with shelving below and radiator.

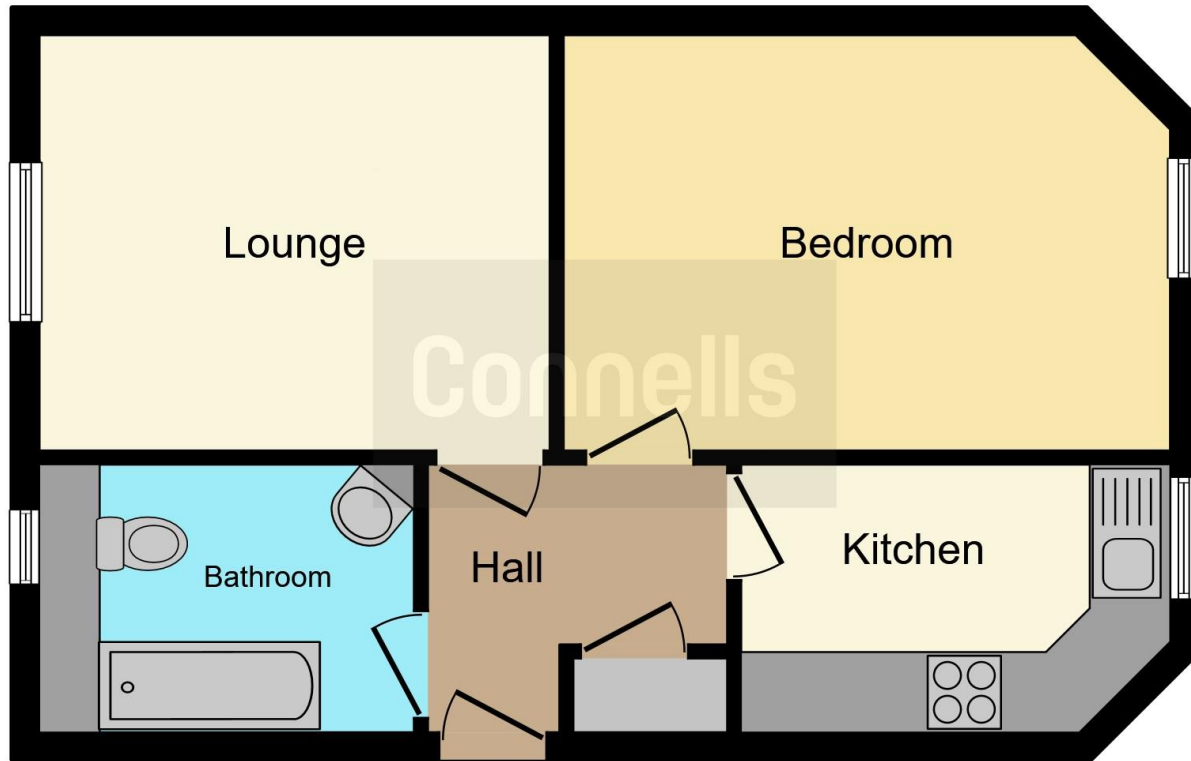
Bathroom

Fitted with a modern matching 3 piece suite comprising of panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, shaver point and light, radiator and double glazed window to rear.

Outside

To the rear of the building is a communal patio and driveway area.





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



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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