



Connells

64b Hele Road
Torquay



Property Description

Conveniently located for access to local shops and on a bus route is this spacious 1st floor flat. The accommodation consists of two double bedrooms, lounge/diner, kitchen, shower room and 2nd reception room, double glazed and gas central heating, patio garden. Offered for sale 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. 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.

Entrance Hall

Double Glazed door to rear and double glazed window to side, double glazed door to kitchen and doorway to;

2nd Reception

15' 8" x 6' 11" max (4.78m x 2.11m max)

Double glazed window to side and rear, domed skylight.

Kitchen

14' 7" x 6' 1" (4.45m x 1.85m)

Fitted with modern matching range of wall and base mounted units and drawers with roll edge work surface over, 1.5 bowl stainless steel sink unit with mixer tap, fitted electric oven and gas hob with cooker hood above, spaces for washing machine and fridge freezer, central heating boiler, inset ceiling spotlights, double glazed window to side, doorways to;

Inner Hallway 1

Storage cupboard with shelving, access to loft space, doors to;

Bedroom 1

15' max x 13' 2" (4.57m max x 4.01m)

Double glazed window to rear, 2 radiators

Bedroom 2

11' x 8' 10" (3.35m x 2.69m)

Double glazed window to rear, radiator

Inner Hallway 2

Radiator, doors to;

Lounge/Diner

14' 4" max x 14' 3" max (4.37m max x 4.34m max)

Double glazed windows to front, radiator

Shower Room

Fitted with a modern matching 3 piece suite comprising of shower cubicle with mains shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below, Double glazed window to side and radiator

Outside

To the rear of the property is a court yard which is mainly laid to stone chippings (over which the neighbour has access). There is also a small area of garden behind the fence.





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



To view this property please contact Connells on

T 01803 213 641
E torquay@connells.co.uk

115 Union Street
 TORQUAY TQ1 3DW

EPC Rating: D

view this property online connells.co.uk/Property/TQY313401

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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