



**Connells**

St. Andrews Court Cadewell Lane  
Torquay



### Property Description

Located in the sought after area of Shiphay and with proximity to Torbay Hospital, local shops and on a bus route is this ground floor apartment. The accommodation consists of one double bedroom, bathroom, kitchen and lounge. Allocated parking space and convenient patio outside the kitchen.

### 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 City 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 side, airing cupboard housing the hot water cylinder, further storage cupboard, doors to;

## Lounge

12' 8" x 8' 1" ( 3.86m x 2.46m )

Double glazed window to front, electric heater and under stairs storage cupboard.

## Kitchen

11' 9" x 5' ( 3.58m x 1.52m )

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

## Bedroom

9' 2" x 8' 9" ( 2.79m x 2.67m )

Double glazed window to front, fitted double wardrobe.

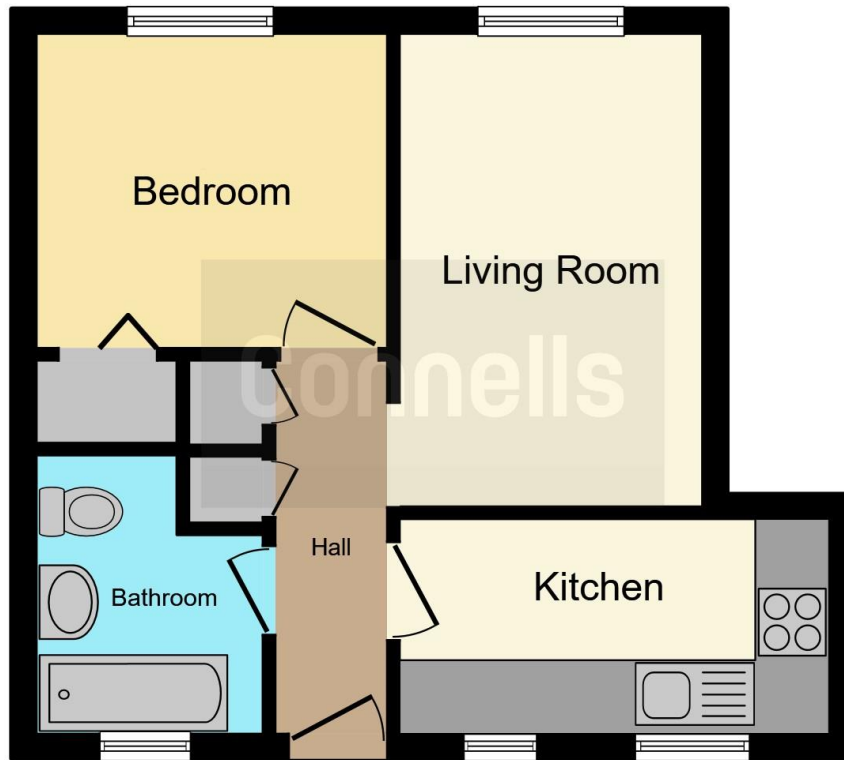
## Bathroom

Fitted with a matching three piece suite comprising; panelled bath with electric shower, low level WC and pedestal wash hand basin, double glazed window.

## Outside

To the rear of the building is an allocated parking space, use of paved patio directly outside the front door.





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)

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**EPC Rating: C**

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This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 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



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