



Connells

Alexandra Road
Torquay



Property Description

Located on the outskirts of the town centre is this end terraced house which is arranged as two apartments. The ground floor apartment has two bedrooms, lounge, kitchen and shower room and the top floor apartment has two double bedrooms, lounge, kitchen and shower room. To the rear is a paved patio garden. Double glazing, gas central heating, this property would make an ideal investment.

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.

Top Flat

Entrance Porch

Windows to side and double glazed door to front, spaces for washing machine and fridge freezer, door to;

Entrance Hall

Stairs to upper floor, radiator and door to;

Lounge

13' 9" x 10' 8" (4.19m x 3.25m)

Double glazed window to front, cupboards and shelving either side of chimney breast, radiator.

Top Floor Landing

Access hatch to loft space, doors to;

Kitchen

7' 8" x 7' 5" (2.34m x 2.26m)

Fitted with a matching range of wall and base units and drawers with roll edge work surface over. Single bowl stainless sink with mixer tap. Electric cooker point, double glazed window to rear and radiator.

Bedroom 1

14' 9" x 10' 9" (4.50m x 3.28m)

Double glazed window to front and radiator.

Bedroom 2

12' 8" + recess x 7' 9" (3.86m + recess x 2.36m)

Double glazed window to rear, airing cupboard housing the central heating boiler and radiator.

Shower Room

Fitted with a matching 3 piece suite comprising of; shower cubicle with electric shower, low level WC, pedestal wash hand basin and double glazed window to side.

Ground Floor Flat

Entrance Porch

Double glazed door to side, radiator and doors to;

Wc

Low level WC and window to side;

Entrance Hall

Stairs rising to 1st floor, radiator and doors to;

Lounge

14' 3" x 10' 11" max (4.34m x 3.33m max)

Double glazed window to rear, cupboards either side of chimney breast, radiator and doors to;

Kitchen

14' 3" x 5' 9" (4.34m x 1.75m)

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, fitted electric cooker with cooker hood. spaces for washing machine and fridge, central heating boiler, double glazed window to rear and under stairs store cupboard.

Shower Room

Fitted with a matching 2 piece suite comprising of; shower cubicle with electric shower and pedestal wash hand basin with mixer tap and extractor fan.

1st Floor Landing

Doors to;

Bedroom 1

12' 11" x 9' 4" + recess (3.94m x 2.84m + recess)

Double glazed window to rear, cupboards and shelving either side of chimney breast, airing cupboard housing hot water cylinder and radiator.

Bedroom 2

7' 5" x 7' 2" (2.26m x 2.18m)

Double glazed window to rear and radiator.

Outside

To the rear is a paved patio garden and outhouse.

Agent's Note

This property is currently arranged as two 2 bedroom flats and has two EPC's.

<https://find-energy-certificate.service.gov.uk/energy-certificate/8493-9406-6729-7027-3013>

<https://find-energy-certificate.service.gov.uk/energy-certificate/0081-2496-3020-2222-5065>





Ground Floor



First Floor



Annex Ground Floor



Annex First Floor



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

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EPC Rating: D

view this property online connells.co.uk/Property/TQY313445



Tenure: Freehold



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