



Connells

Kimberly Belgrave Road
Torquay



Property Description

A top floor apartment with 1 double bedroom, lounge/Kitchen and shower room. The property is ideally situated for access to Torre Abbey sands and Torquay train station with bus routes and local shops in the immediate vicinity. The apartment is double glazed with electric heating and there is a communal patio at the front. 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 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.



Communal Entrance

Stairs to top floor, door to;

Entrance Hall

Stairs up to landing with double glazed window on half landing, access hatch to loft space, doors to;

Lounge/Kitchen

17' 1" x 12' 9" max (5.21m x 3.89m max)

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, electric cooker point with cooker hood above, space for washing machine, double glazed window to front, access to eaves storage, electric radiator.

Bedroom

9' 11" x 7' 4" + door recess (3.02m x 2.24m + door recess)

Double glazed window to rear, access to eaves storage.

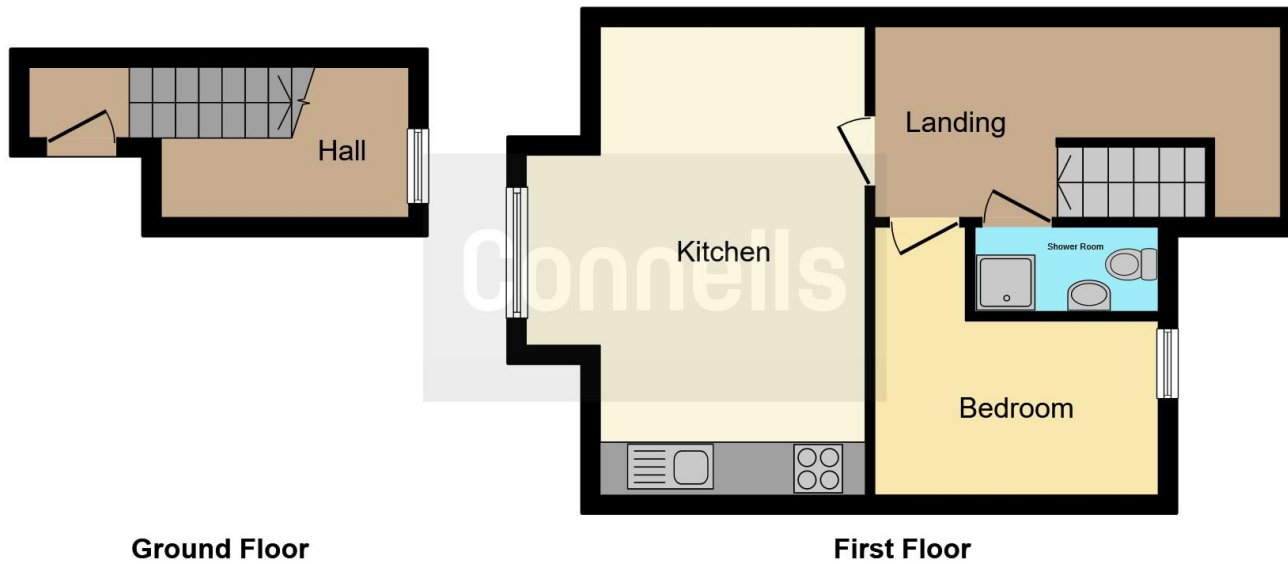
Shower Room

Fitted with a matching 3 piece suite comprising of shower cubicle with electric shower, low level WC and wash and basin with cupboard below, extractor fan.

Outside

To the front of the property is a communal patio which is paved with flower bed borders.





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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EPC Rating: F

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This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Aug 2004. 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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