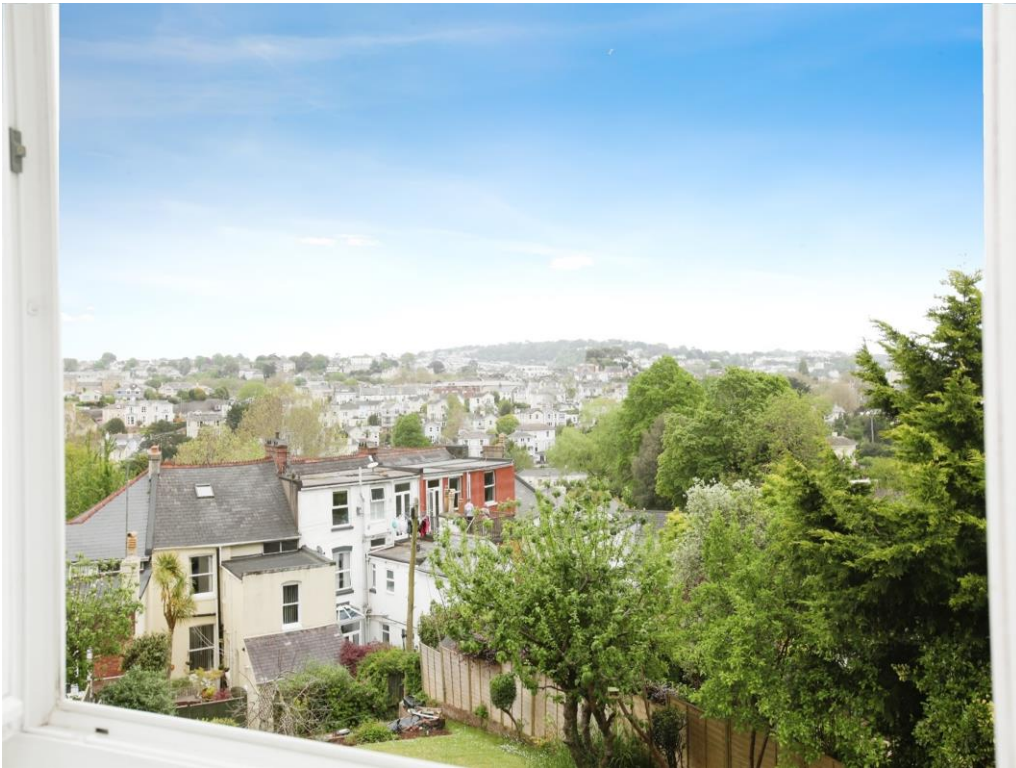




**Connells**

Birds Haven Avenue Road  
Torquay





### Property Description

Nestled within substantial grounds and tucked away at the end of the complex is this 1st floor garden entry level apartment. The property has been modernised by its current owners and the accommodation comprises of: 2 double bedrooms, open plan lounge/kitchen/diner with fitted appliances and modern bathroom. Storage heaters replaced with modern programmable electric radiators. Ceiling spotlights in all areas. Private patio garden and parking. This property could come furnished if required and is offered for sale with no onward chain. Early viewing advised to avoid disappointment.

### 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.



## Entrance Hall

Door with double glazed panels to front, recess with space for tumble dryer. Coat hooks and consumer unit. Door to:

## Lounge

Irregular Shaped Room 14' 2" min x 14' max ( 4.32m min x 4.27m)

An irregular shaped room. Double glazed windows to side and rear enjoying an open outlook. 2 electric programmable radiators, inset ceiling spotlights. Door to inner hallway and open plan to:

## Kitchen/Diner

Irregular Shaped Room 15' 5" max x 10' 5" max ( 4.70m max x 3.17m)

An irregular shaped room. Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over and under unit lighting. Single bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with concealed cooker hood above. Concealed integrated washing machine, slimline dishwasher and fridge with freezer compartment. Double glazed full length window opening on to patio and inset ceiling spotlights.

## Inner Hallway

Double glazed window to front, airing cupboard housing the hot water cylinder with shelving and light. Further storage cupboard and inset ceiling spotlights.

## Bedroom 1

13' 5" max x 11' 4" max ( 4.09m max x 3.45m max )

Double glazed window to front, fitted wardrobes and vanity unit with drawers and bedside tables. electric programmable radiator.

## Bedroom 2

Irregular Shaped Room 12' 7" x 10' 7" ( 3.84m x 3.23m)

Double glazed window to rear enjoying an open outlook. Fitted wardrobes and vanity unit with drawers and bedside tables. electric programmable radiator.

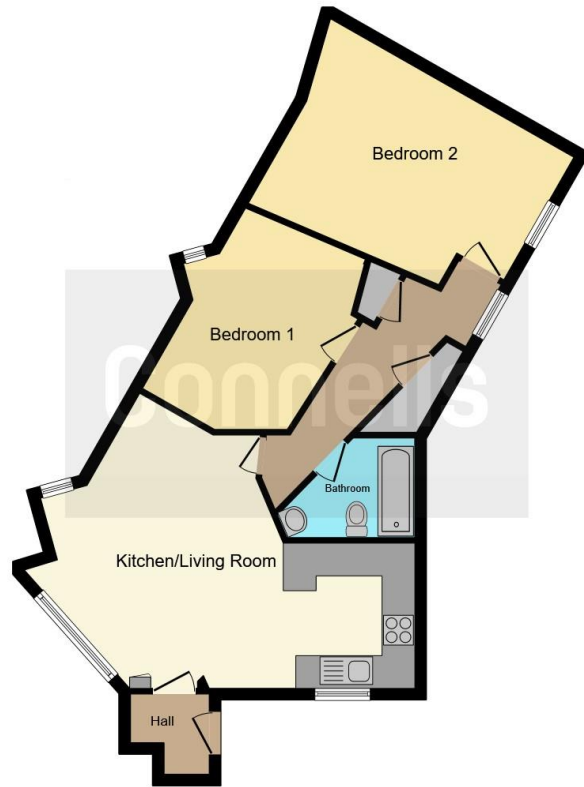
## Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with mixer tap and electric power shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboards below. Mirrors and downlighting above. Shaver point, electric radiator and extractor fan.

## Outside

This apartment benefits from its own private patio with external cupboard housing the electric meters. Allocated parking. The communal grounds are a particular feature of the property and are well maintained with an abundance of mature shrubs and trees. There is a large lawned area where the residents get together and enjoy barbecue's and woodland with a pond and 'grotto'.





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)

To view this property please contact Connells on

**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
TORQUAY TQ1 3DW

Council Tax Band B

**EPC Rating: D**

**view this property online [connells.co.uk/Property/TQY313637](http://connells.co.uk/Property/TQY313637)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1998. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: TQY313637 - 0005