



Connells

Flat 1 Laburnum Row
Torquay



Property Description

Welcome to your cosy haven in the heart of Torquay! This delightful ground floor flat on Laburnum Row offers a perfect blend of comfort, convenience, and style.

Step inside and be greeted by the inviting and spacious living area, designed for relaxation and entertaining. The large windows flood the room with natural light, creating a warm and welcoming atmosphere.

The modern kitchen has ample storage space to keep everything organized and easily accessible.

The two bedrooms offer a peaceful retreat. The well-appointed bathroom provides a tranquil getaway, complete with contemporary fixtures and a soothing vibe.

Outside, the property boasts a private courtyard garden, perfect for enjoying the fresh air and outdoor activities. Laburnum Row is a highly sought-after location, offering convenient access to local amenities, parks, and public transportation.



Lounge

8' 4" x 12' 6" (2.54m x 3.81m)

Rear facing, carpet flooring, radiator and double glazed doors to private courtyard.

Sitting Room

6' x 7' 3" (1.83m x 2.21m)

Carpet flooring.

Kitchen

8' 4" x 11' 8" (2.54m x 3.56m)

Matching wall and base units with space for appliances.

Bedroom 1

9' 4" x 10' 1" (2.84m x 3.07m)

Rear facing, carpet flooring and double glazed window.

Bedroom 2

11' 5" x 8' 3" (3.48m x 2.51m)

Front facing, carpet flooring and double glazed window.

Shower Room

Shower, Wash hand basin and W.C





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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115 Union Street
 TORQUAY TQ1 3DW Council Tax band: A

EPC Rating: D

view this property online connells.co.uk/Property/TQY313815

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. 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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