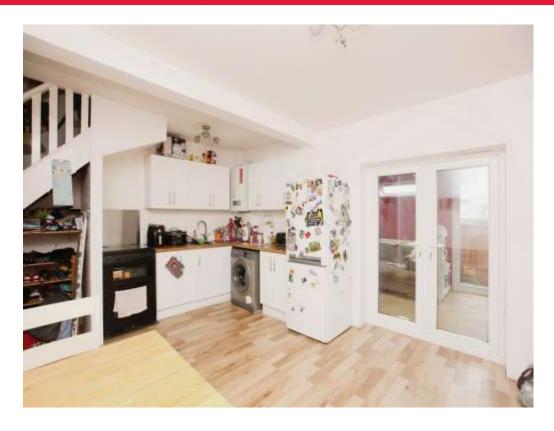


Connells

Audley Avenue Torquay

Audley Avenue Torquay TQ2 7PB







Property Description

Convenient for access to Torbay Hospital, local schools and on a bus route is this midterraced house. On the ground floor is a lounge (currently used as a bedroom), kitchen/diner and family and family room. On the first floor are 3 bedroom and a bathroom. Gardens to front and rear with potential to create off road parking subject to the necessary planning permissions.

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 county town 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 front, stairs to 1st floor, radiator, door to lounge and open plant to;

Kitchen/Diner

16' 6" max x 11' 4" max (5.03m max x 3.45m max)

Fitted with a modern matching range of wall and base units with butcher block style work surface over. Single bowl stainless steel sink unit with mixer tap. Fitted gas cooker, Spaces for washing machine and fridge freezer. Central heating boiler, radiator and doors to;

Bedroom 1/Reception Room

Bay window to front

Family Room

15' 7" x 7' 9" (4.75m x 2.36m)

Double glazed windows and patio doors to rear, double glazed skylight windows, inset ceiling spotlights, tiled floor with underfloor heating.

1st Floor Landing

Access hatch to loft space, doors to;

Bedroom 2

10' 11" x 10' 4" max (3.33m x 3.15m max) Double glazed window to front, radiator

Bedroom 3

10' 9" x 10' 4" max ($3.28\mbox{m}$ x $3.15\mbox{m}$ max) Double glazed window to rear, radiator

Bedroom 4

7' 10" x 5' 10" (2.39m x 1.78m) Double glazed window to front, radiator

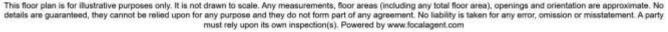
Bathroom

Fitted with a modern matching 3 piece white suite comprising of panelled bath with mixer tap and mains shower, low level WC and pedestal wash hand basin with mixer tap, double glazed window to rear, tiled walls and floors, radiator.









To view this property please contact Connells on

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115 Union Street
TORQUAY TQ1 3DW

Council Tax Band: B

EPC Rating: C

view this property online connells.co.uk/Property/TQY313395











^{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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