



**Connells**

Homequay House Falkland Road  
Torquay

# Homequay House Falkland Road Torquay TQ2 5LU

for sale  
**£100,000**



## Property Description

1 bedroom retirement flat with sea glimpses and balcony. The property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. It is a condition of purchase that residents be over the age of 60 years. It also benefits from communal gardens, communal laundry room, lift to all floors and guest suite.



## Lounge/Diner

Irregular Shaped Room 10' 4" x 23' ( 3.15m x 7.01m)

## Kitchen

7' 2" x 5' 4" ( 2.18m x 1.63m )

## Bedroom

8' 8" x 15' 1" ( 2.64m x 4.60m )

## Storage Room

2' 6" x 5' 4" ( 0.76m x 1.63m )





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

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/TQY314314](http://connells.co.uk/Property/TQY314314)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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