



Connells

Homequay House Falkland Road
Torquay

Homequay House Falkland Road Torquay TQ2 5LU

for sale offers in excess of
£100,000



Property Description

Located in the popular Homequay House development on Falkland Road, this one-bedroom ground floor retirement flat offers comfortable and secure living for residents aged 60 and over. Conveniently positioned close to local shops, bus routes and Torquay seafront, the property provides an ideal blend of independence and community.

The flat features a bright lounge with direct access to a private patio, perfect for outdoor seating and enjoying the surrounding greenery. The kitchen is practical and well laid out, while the double bedroom offers built-in storage and a peaceful outlook. A fitted shower room completes the accommodation.

Residents benefit from well-maintained communal gardens and communal parking available on a first-come, first-served basis. Homequay House also provides shared facilities typical of a retirement development, including a residents' lounge, laundry room and guest suite (subject to availability).

This is an excellent opportunity for those seeking a welcoming, low-maintenance home in a respected retirement community, with level access and the added advantage of its own private outdoor space.



Lounge/Dining Room

17' 5" x 9' 6" (5.31m x 2.90m)

Carpet flooring, wall and base units, electric heater, window and sliding doors.

Kitchen

8' 6" x 5' 5" (2.59m x 1.65m)

Wall and base units, sink and drainer, linoleum flooring, window and space for appliances.

Bedroom

14' 3" x 8' 9" + built in wardrobe (4.34m x 2.67m + built in wardrobe)

Built in storage cupboards, electric heater, carpet flooring and window.

Shower Room

Shower enclosure, WC and wash hand basin.





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

To view this property please contact Connells on

T 01803 213 641
E torquay@connells.co.uk

115 Union Street
 TORQUAY TQ1 3DW

EPC Rating: D

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY314757

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.

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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TQY314757 - 0002

