

**SAMPLE  
MILLS**



**Hele Road  
Hele Village  
Torquay  
Devon**

**£120,000**  
FREEHOLD





**Hele Road, Hele Village, Torquay,  
Devon**

**£120,000 freehold**

A Mid Terrace home which comprises an entrance hall, lounge, dining area and fitted kitchen. On the first floor, there are 2 bedrooms and a shower room and w/c. The property also has the benefit of gas central heating, uPVC double glazing and courtyard garden to the rear.

Situated in the Hele area of Torquay close to schools, shopping facilities, bus routes, Torbay Hospital and access to Newton Abbot and Exeter, together with Torquay town centre with its range of facilities and amenities including the sea front, Princess Theatre, pubs, shops and popular eating areas.

Ideal first time buy or investment opportunity.



uPVC part double glazed door through to:

## Entrance Hall

Staircase rising to first floor. Tiled floor. Door opening through to:

### Lounge – 3.78m x 2.95m (12'5" x 9'8")

TV point. uPVC double glazed window to front. Feature recess. Radiator. Laminate flooring. Picture rail.

### Dining Area – 3.18m x 3.12m (10'5" x 10'3")

Tiled floor. Double panelled radiator. uPVC double glazed window overlooking the rear. Opening through to:

### Kitchen – 3.43m x 1.91m (11'3" x 6'3")

Inset 1½ bowl stainless steel sink unit with mixer taps. Fitted matching wall and base units. Worktop surface areas. Built-in 4 ring gas hob with electric oven beneath. Plumbing for washing machine. Space for further appliance. Partly tiled walls. uPVC double glazed window to side. uPVC half double glazed door to the rear garden.

## First Floor Landing

Hatch to the roof space. Built-in shelved cupboard. Picture rail.

### Bedroom 1 – 3.45m x 2.95m (11'4" x 9'8")

Feature fireplace. Wall hung gas boiler for hot water and central heating system. uPVC double glazed window overlooking the rear. Picture rail.

### Bedroom 2 – 3.15m x 3.10m (10'4" x 10'2")

uPVC double glazed window to front. Picture rail. Double panelled radiator.

### Shower Room – 2.83m x 2.13m (9'3" x 7'0")

Improved shower room. Tiled shower area with fitted shower and screen. Inset wash-hand basin with cupboard space below. Low level w/c. Heated towel rail. Partly tiled walls. Obscure uPVC double glazed window.

## Outside

To the rear of the property, there is an enclosed patio with steps up to a further area laid to gravel with a shed and stocked with various trees and bushes.

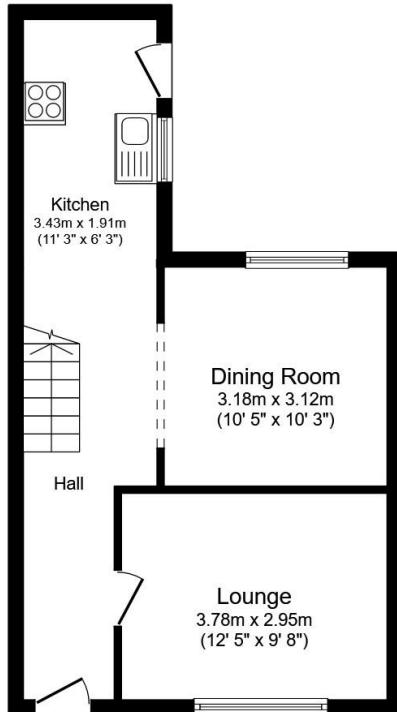
## Agents Note

Council Tax Band: 'A'

EPC Rating: 'D'

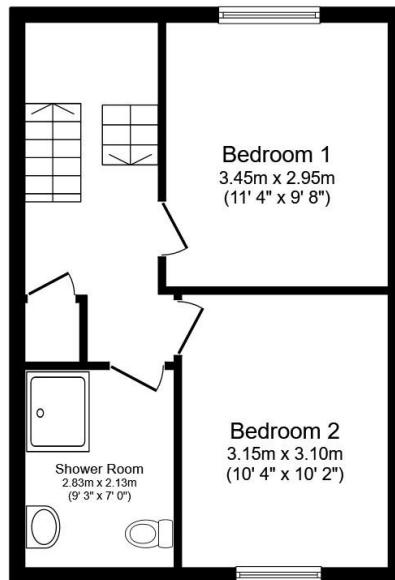
Long Term Flood Risk: Low/Very Low





**Ground Floor**

Floor area 38.7 m<sup>2</sup> (416 sq.ft.)



**First Floor**

Floor area 40.3 m<sup>2</sup> (434 sq.ft.)

**TOTAL: 79.0 m<sup>2</sup> (850 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

**SAMPLE  
MILLS**

3 Bank Street  
Newton Abbot  
TQ12 2JL

**Tel: 01626 367018**  
[sales@samplemills.co.uk](mailto:sales@samplemills.co.uk)

[www.samplemills.co.uk](http://www.samplemills.co.uk)

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		 87   B
69-80	C		
55-68	D		 63   D
39-54	E		
21-38	F		
1-20	G		