



Innerbrook Road, Torquay, TQ2 6AQ

Guide Price £450,000 - £475,000

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01803 897321



**Gargan & Hart**

Estate Agents



## Innerbrook Road, Torquay, TQ2 6AQ

The property has been converted into three generously sized two bedroom apartments with off road parking and garage/store and is already set up with tenants in situ. It is nicely tucked away and accessed via a long driveway leading from Innerbrook Road, there is a hardstanding to one side offering parking for two cars, as well as a further parking area to the rear. A communal main entrance door opens into a communal reception hall with private entrance doors to Flats 1 and 2 and stairway and door leading to Flat 3, all of which come complete with electric heating.

### Directions

From Newton Road at the traffic lights near Torre Station turn into Avenue Road. At the next set of traffic lights turn right into Old Mill Road and proceed under the bridge. Turn right into Mallock Road and then right again into Innerbrook Road, continuing to the left hand side where the driveway leading to the property will be seen a short distance along to the left hand side.

### Flat 1

Filled with skylights throughout, this first floor apartment offers a spacious feel and lots of natural light. The living area is open plan with designated lounge, dining and kitchen areas. The kitchen comes complete with base, wall and draw units, built in electric oven and hob, single drainer sink, space and plumbing for a washing machine and space for a fridge/freezer. The property also benefits from two double bedrooms, bedroom 1 has plenty of built in storage, lots of natural lighting and a ensuite shower. Bedroom 2 also has storage as well as a skylight allowing for plenty of light. Lastly is the family bathroom which has a bath, low level WC and Pedestal wash hand basin, to complete this layout. This apartment also benefits from many eaves' storage cupboards and quirky ceiling beams throughout.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Bands - B

Local Authority - Torbay Council

EPC's - E







## Flat 2

This ground floor apartment also benefits from an open plan living space with lounge/diner and good-sized kitchen fully equipped with plenty of wall and base units, built in electric oven and hob, plumbing and undercounter space for a washing machine as well as space for a fridge/freezer. Both bedrooms benefit from built in wardrobes with hanging rails and shelving as well as sky lights providing extra natural light. The bathroom completes the layout with pedestal wash basin, WC and shower over the bath.

## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Bands - B

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### Flat 3

Offering a very similar layout to Flat 2 with an open plan lounge/diner and kitchen to the front. The kitchen is complete with base, wall and draw units, built in electric oven and hob, plumbing and undercounter space for a washing machine and lastly space for a fridge/freezer. The two double bedrooms both benefit from skylights and built in wardrobes. To complete the layout is the family bathroom to the rear which has a bath with shower overhead, low level WC and wash hand basin with cupboard underneath.

### ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Bands - B

Local Authority - Torbay Council

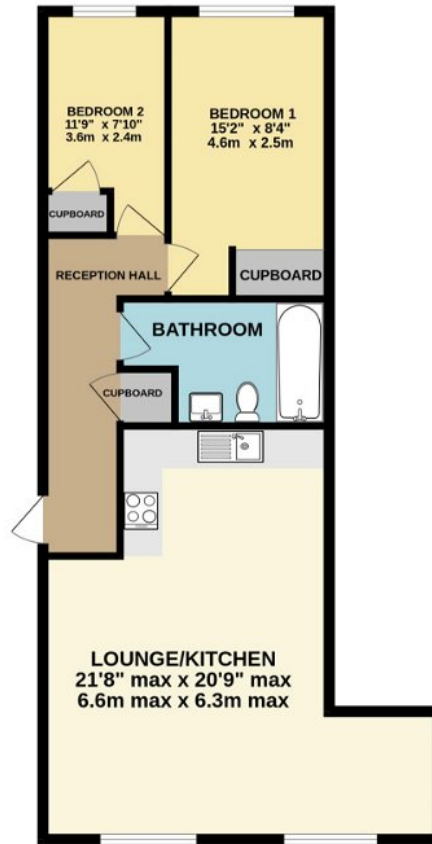
EPC's - D



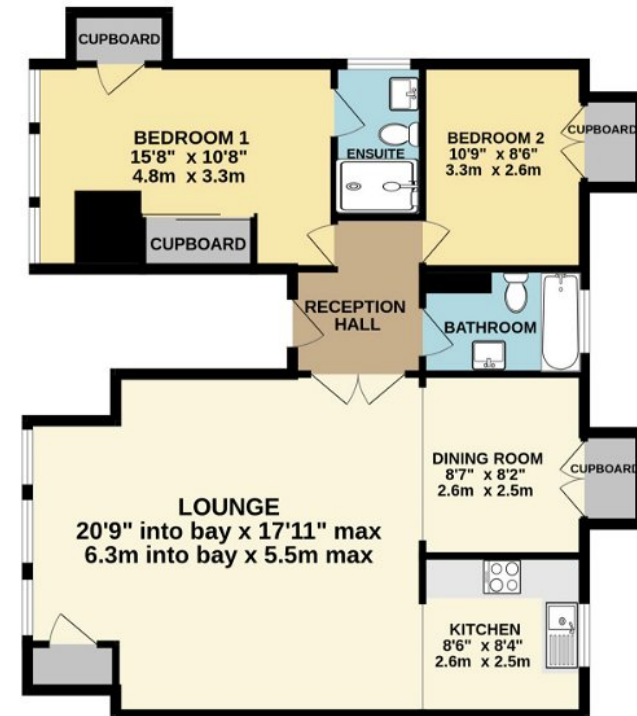
GROUND FLOOR -  
APARTMENT 2



GROUND FLOOR -  
APARTMENT 3



FIRST FLOOR -  
APARTMENT 1



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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