



Ashfield Road, Torquay, TQ2 6HH

Fixed Price £274,950

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

01803 897321



**Gargan & Hart**  
Estate Agents

## Ashfield Road, Torquay, TQ2 6HH

Having the benefit of access to nearby convenience stores, doctor's surgery and local facilities, is this fabulous and very spacious 1st floor apartment. The property, one of only four purpose-built apartments, is prominently positioned in the heart of Chelston, Torquay close to the sea front, train station and sought after schools. The property benefits from a shared ownership of the building's freehold and is not subject to any monthly maintenance charges. Viewing of this highly individual home is recommended to fully appreciate the superb accommodation on offer.

As you enter through your own private UPVC double glazed door, you come to a spacious area with built-in coats cupboard with storage over, stairs lead up to the hall. The lounge is a fabulous room with a log burner fire and large UPVC double glazed window, extending to floor level, and outlook to the front. The Kitchen/dining room is a great, bright and breezy room with modern fittings comprising soft close wall, base, and drawer cupboards with rolled edge work surfaces, matching wine rack, inset stainless steel single drainer sink unit with mixer tap and plumbing for automatic washing machine. There is also Inset four ring halogen hob with stainless steel canopy and filter hood over, built-in stainless steel electric oven, and space for fridge freezer.

There is a spacious master bedroom with UPVC double glazed floor to ceiling window, with outlook to side. Bedroom 2 is another spacious room with double glazed window to rear and bedroom 3 is a spacious single with double glazed window to the rear. The bathroom has obscured double glazed window, modern white suite comprising panelled bath with electric shower over and glazed screen to side, and pedestal hand wash basin. A separate WC has an obscured double-glazed window to the rear and modern low level WC which completes the apartment.

The property also boasts a private balcony with breathtaking views. Outside of the property you will find private water tap, lock-up garage with power and light as well as a parking space in front. There is also outside security lighting to front and rear and large communal lawned gardens which wrap around the property.





## STAR POINTS

- Purpose Built First Floor Apartment
- Spacious Accommodation
- Beautifully Presented
- 3 Bedrooms
- Large, Light & Airy Lounge
- Recently Fitted Kitchen
- Double Glazing & Gas Central Heating
- Private Garage & Communal Gardens
- Balcony with Views
- Close to Seafront



### ADDITIONAL INFORMATION

Tenure – 1/4th share of Freehold (945 years remaining)  
Service Charge – no monthly charge, all work split 4 ways  
Council Tax Band - A  
Local Authority – Torbay Council  
EPC – C

### VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

### DIRECTIONS

From Newton Road, at the traffic lights near Torre Station, turn into Avenue Road. Continue some distance before turning right at the next set of traffic lights into Old Mill Road. Proceed under the bridge and between the parade of shops before turning right into Ashfield Road the property will be on your immediate left.

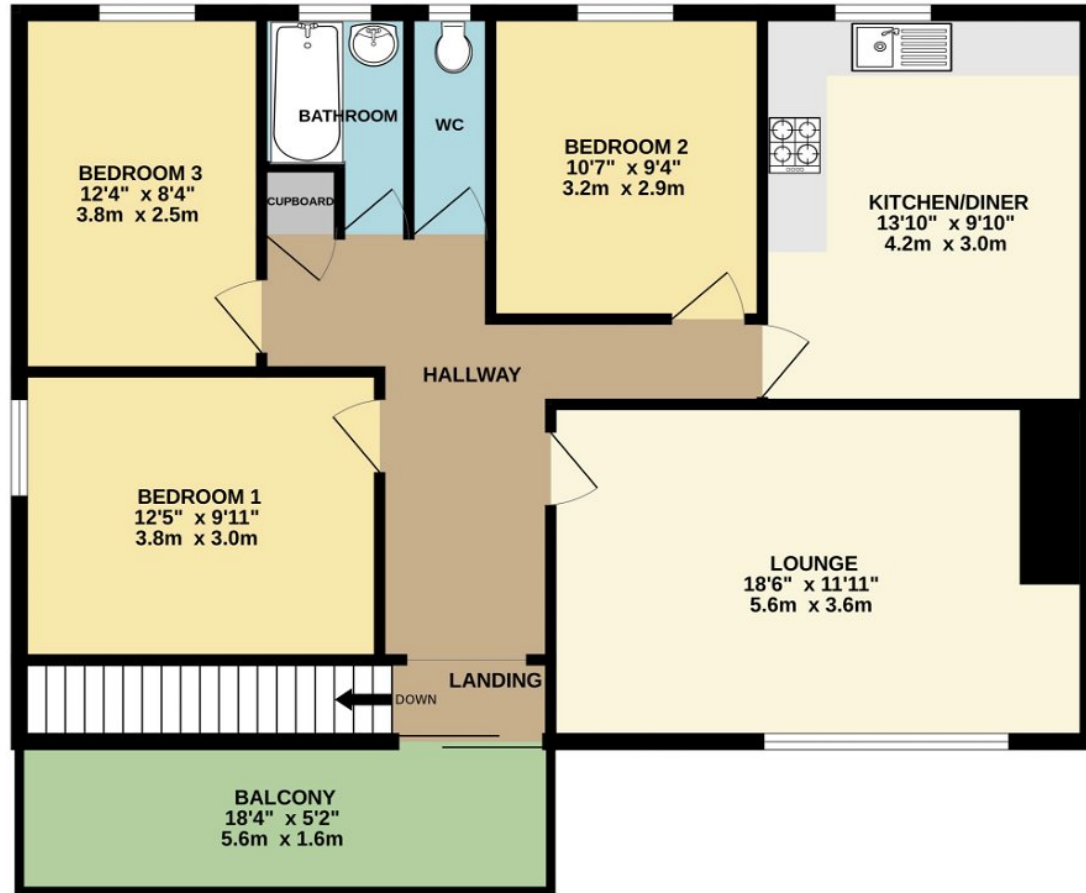
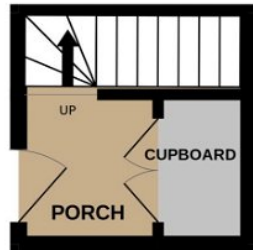
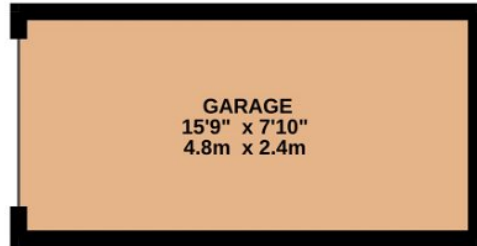
### CONSIDERATIONS

Things to consider about this property:

- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom Mobile-Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>
- There is a water meter at the property.



GROUND FLOOR



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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