



Burridge Road, TQ2 6HG

Offers In Region Of £200,000

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**Gargan & Hart**  
Estate Agents

## Burridge Road, TQ2 6HG

Situated within a converted semi-detached Victorian Villa is this good sized, bright, breezy and very well presented top floor 3-bedroom apartment. Being offered for sale with NO ONWARD CHAIN, the property is located in the popular area of Chelston and is conveniently placed for access to local shops and public transport, and only a short walk from the picturesque Cockington Village, Torquay seafront and promenade. The property also benefits from lots of character including a beautiful walk-in bay window in the lounge, UPVC double glazing, gas fired central heating and lovely sea views. Outside there is an allocated parking space and well-maintained communal gardens. This is a wonderful opportunity to purchase this rarely available good-sized apartment in a sought-after road. Viewing of this excellent apartment comes highly recommended.

Entrance is via a communal door where the apartment is situated at the top of well-maintained communal stairs. As you enter the lounge you are immediately struck with how light and breezy it is with its wonderful size and large walk-in bay windows with views over Chelston and the sea beyond. The kitchen area is located to the back of the lounge and is well equipped with modern range of fitments comprising wall, base, drawer units with roll edge work surfaces and tiled splashbacks, inset sink unit with mixer tap, plumbing for automatic washing machine, intergraded fridge and freezer and an Inset 4 ring gas hob with built-in electric oven. The main bedroom is a good size and has a well-equipped ensuite shower room with low level W/C, wash hand basin and shower cubicle. Bedroom 2 is another good-sized double with double glazed window to the front with views over Chelston and the sea beyond. Bedroom 3 is a good sized single. The family shower room again is modern and well equipped with low level W/C, wash hand basin and shower cubicle.

To the front of the property is a large, paved driveway, providing off road parking for one car along with a communal bin store. The communal garden is predominantly laid to lawn with feature palm, hedging and walling to boundaries. A path to one side of the property leads to the communal front door.





### ADDITIONAL INFORMATION

Tenure – Share of Freehold (987 years remaining)

Service Charge - £892pa

Council Tax Band - A

Local Authority - Torbay Council

EPC - B

### DIRECTIONS

What 3 Words: cages.typified.appeal

Sat-Nav TQ2 6RW

### 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.
- There are stairs from the communal door the flat door.
- Lease allows sub-let's.
- In conservation area.

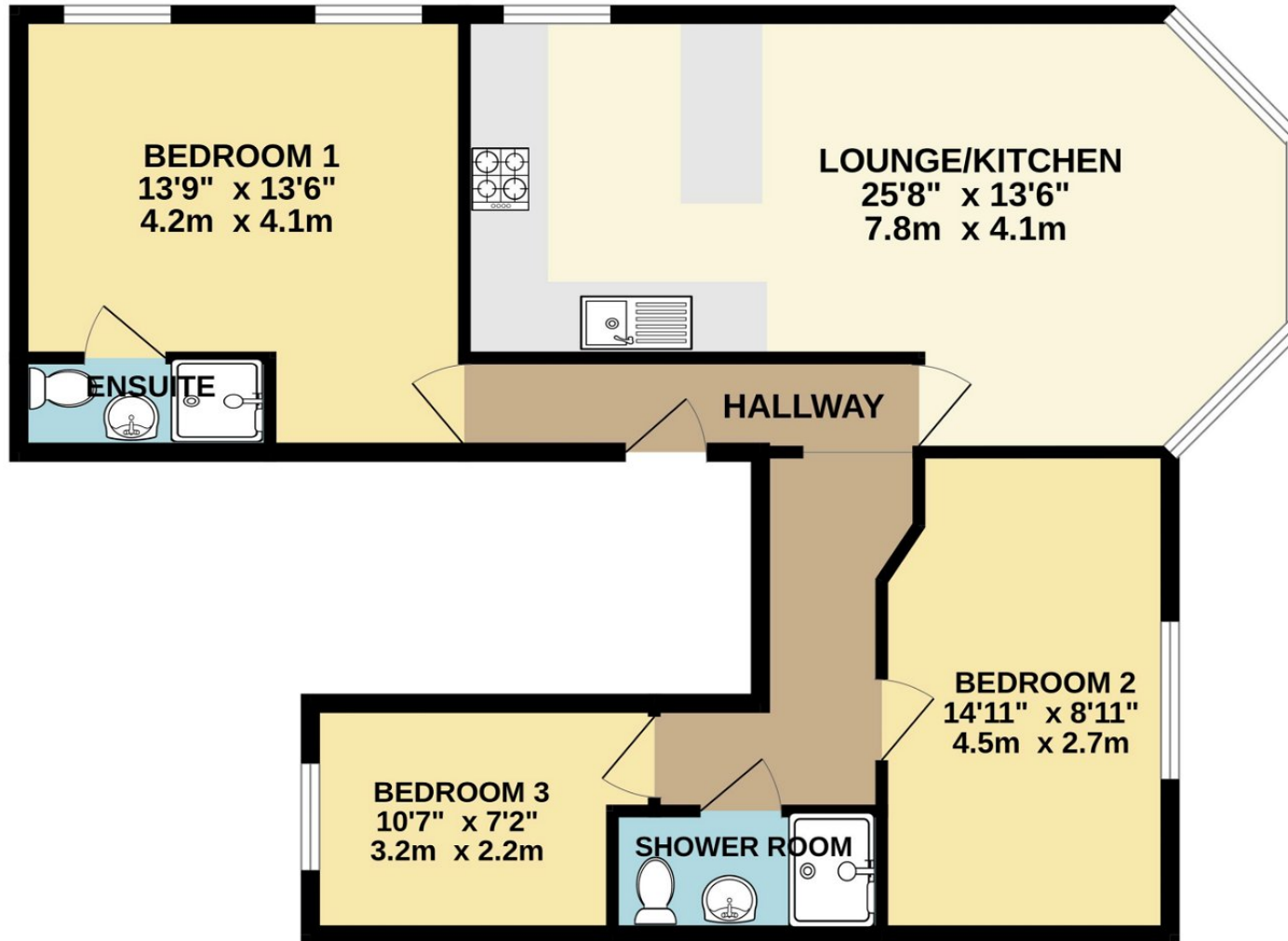


## STAR POINTS

- Top Floor Flat
- Sea Views
- Walk-In Bay Window
- 3 Bedrooms
- Allocated Parking
- Ensuite Shower Room
- Close to Town
- Double Glazing
- Gas Central Heating



# 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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