



Old Mill Road, Torquay, TQ2 6AU

Guide Price £140,000 - £150,000

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Gargan & Hart
Estate Agents

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A very well-presented, bright, breezy and deceptively spacious first floor flat, conveniently located for local amenities and transport links. Situated in the sought-after Chelston borough of Torquay, Old Mill Road offers a range of day-to-day amenities and services, including doctor's surgery, primary school and bus service. Nearby facilities include Sherwell Park, Torre Abbey Sands, Torquay Seafront and Torquay train station is also a short distance away.

The accommodation is approached via the ground floor with an entrance porch and staircase leading to the first floor. The lounge is a good size and is a lovely bright room with double glazed window to the front. The well-equipped kitchen/breakfast room comes with a range of wall, base and drawer units, with 2 display cabinets, inset sink and drainer with mixer tap over, inset four-ring gas hob with extractor hood over, built-in electric oven, space and plumbing for automatic washing machine and a space for an upright fridge/freezer. Bedroom one is a good-sized double bedroom with UPVC double glazed window to rear and bedroom 2 is a smaller double with double glazed window to the front. The shower room comes with modern fittings and has a corner shower cubicle with sliding doors, pedestal wash hand basin and low level WC. The property is further complimented throughout with UPVC double glazed windows and doors, and gas central heating. The property would make an ideal investment or first-time purchase and is ready to move into an internal inspection is highly recommended.





STAR POINTS

- First Floor Flat
- 2 Double Bedrooms
- Close to Shops
- Close to Seafront
- Lots of Storage
- Double Glazing
- Ideal Investment/First Time Buy
- Kitchen/Breakfast Room
- Close to Train Station
- Good/Move in Condition



ADDITIONAL INFORMATION

Tenure – Leasehold (900 years remaining)
Ground Rent - £25pa
Service Charge - All work split 3 ways
Building insurance – currently £161.91pa
(split 3 ways)
Council Tax Band - B
Local Authority - Torbay Council
EPC - D

DIRECTIONS

What 3 Words: bagpipes.creatures.drive
Sat-Nav TQ2 6AU

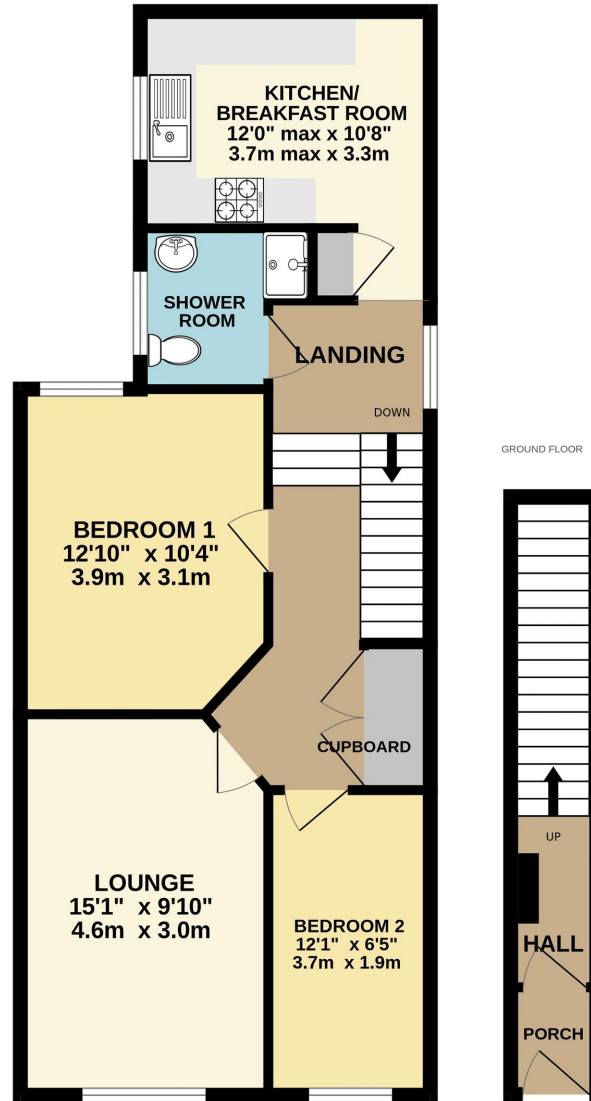
CONSIDERATIONS

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.
- Lease allows sub-lets, holiday lets and pets.
- The property can only be accessed via stairs.



FIRST 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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