



Drake Avenue, TQ2 6JL

Offers Over £210,000

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents

Drake Avenue, TQ2 6JL

A great opportunity has become available to buy this superb two double bedroom first floor apartment situated in one of Chelston's most popular residential areas. The property is only a short distance away from countryside walks, the picturesque village of Cockington. Sherwell Valley Primary School and the highly regarded Boys' and Girls' Grammar Schools are also within easy reach, with Torquay town centre and seafront promenade just a short drive away. The property is tastefully decorated throughout and offers spacious accommodation which would be ideal as a first time buy or investment opportunity.

The accommodation is accessed via a private main entrance door with stairs leading up to a spacious landing and doors leading to the principal rooms, storage cupboard as well as a hatch to roof void. The lounge is bright and airy with picture window to the front, allowing in lots of natural light. The modern kitchen/breakfast room enjoys views over the attractive rear garden and is fully equipped with wall, base and drawer units, plumbing for automatic washing machine and four ring electric cooker. Two spacious double bedroom, and modern family bathroom with a low level WC, wash hand basin and bath with shower overhead complete the layout. The property also benefits from UPVC double glazing and gas fired central heating throughout.

Outside there is a lovely garden, predominantly laid to lawn with a superb raised decked area allowing you benefit from the sun. A rear gate takes you to a pathway that leads you to Armada Park. There is also a garage. Viewing of this sensibly priced home is highly recommended to fully appreciate the excellent accommodation on offer.





STAR POINTS

- Superb First Floor Apartment
- Great Condition
- 2 Double Bedrooms
- Light & Airy Lounge
- Kitchen/Breakfast Room
- Lovely Garden with Raised Decked Area
- Ideal First-Time Buy or Investment
- Garage
- Excellent Location
- £900pcm Approx Rental Income

ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax Band - B
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

What 3 Words: soft.backhand.tram
Sat-nav: TQ2 6JL

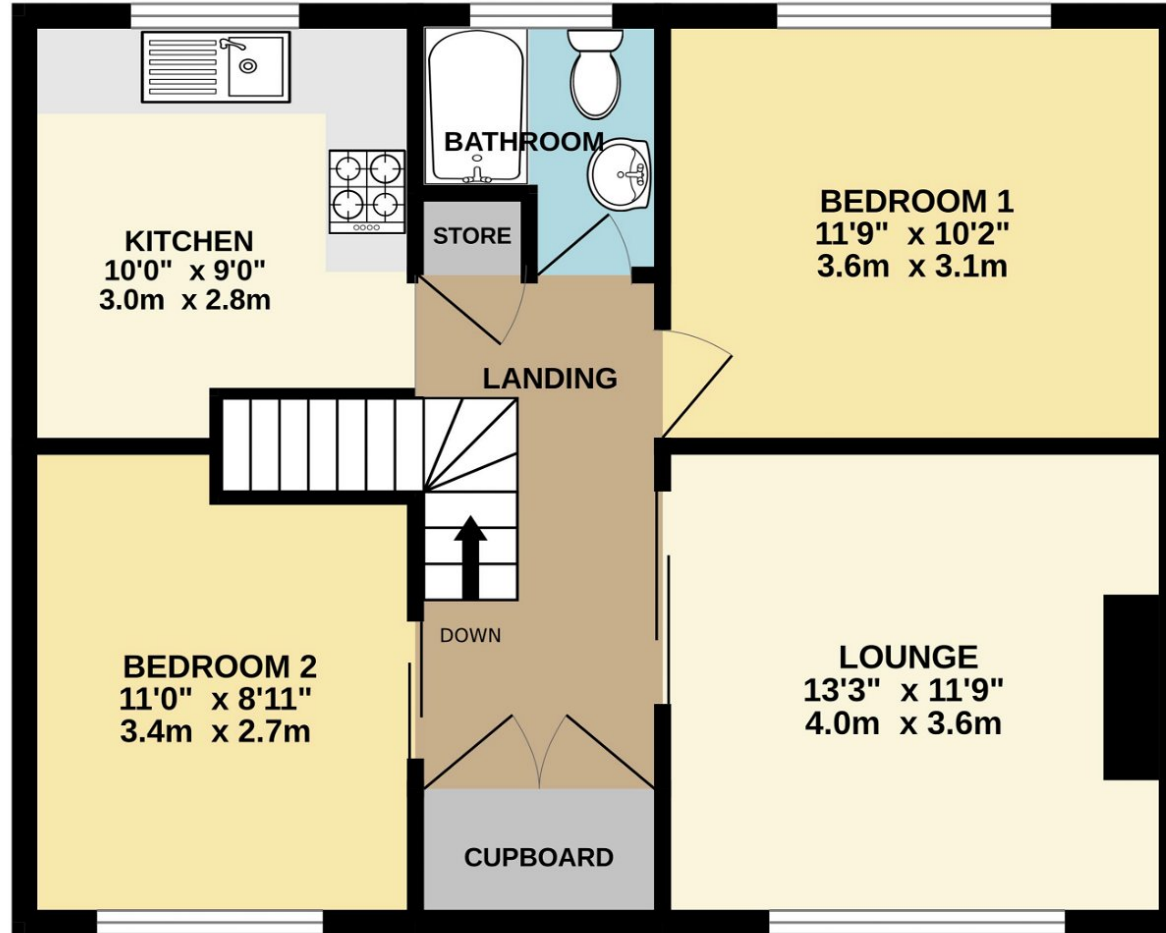
CONSIDERATIONS

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.



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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