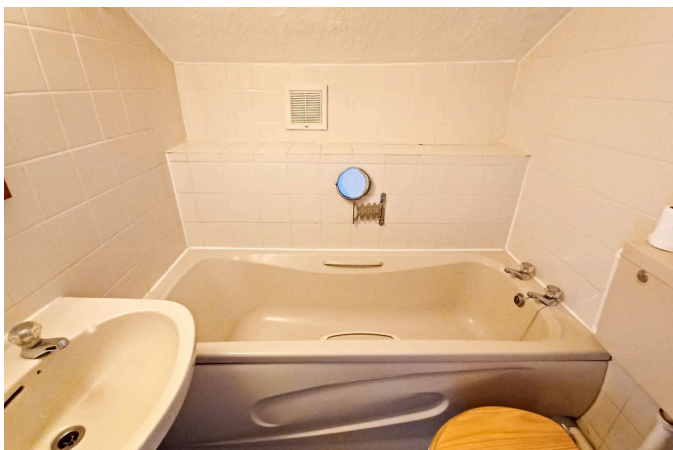


## Higher Woodfield Road, Torquay, TQ1 2LA

Offers In Region Of £80,000

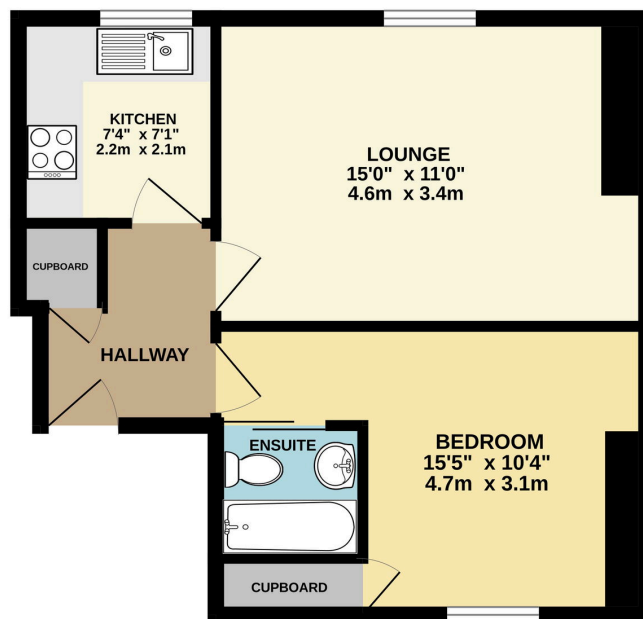
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**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- Lovely Top Floor Flat
- Harbor View from the Kitchen
- Grade 2 Listed Building
- Ground Rent - £50pa
- Council Tax - A
- NO ONWARD CHAIN
- Ideal First-Time Buy/Investment
- Recently Decorated
- Service Charge - £114pcm
- EPC - TBC

TOP 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.  
Made with Hergo 02/24

Within a beautiful grade 2 listed Crescent shaped building. Ideal for 1st time buy, investment or a holiday home. Recently decorated and CHAIN FREE, it offers an airy living room, a kitchen with views to the harbour and, base and drawer units, 1 ½ sink and drainer and a built-in electric hob with oven below. A double bedroom and an ensuite bathroom comprising a bath with shower over, low level wc and pedestal sink. There's a communal garden to the front of the property.

