



COBURG PLACE

Coburg Place, TQ2 5SU

Offers In Region Of £160,000

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Gargan & Hart
Estate Agents

Coburg Place, TQ2 5SU

A well-presented maisonette close to the Town Centre and Harbour with all its bars, restaurants and shops. This superb property has the feeling of a house due to its impressive size. To the ground floor is a kitchen/breakfast room, lounge and dining room which can also be used as a bedroom depending on the new owner's desires. The living room and dining room have Juliet balconies which both benefit from sea views to the side. On the first floor, there are three spacious bedrooms and a bathroom. The 2nd floor as a loft room currently used as a bedroom with en-suite shower room. Double glazing and gas central heating are also a benefit of this property which is a great opportunity for a family or investor looking to increase their portfolio.

As you enter the property you are greeted with a good size hallway with doors to the Kitchen/Breakfast Room with a range of fitted wall, base, and drawer units. Roll top work surfaces, a generous sized Island with a breakfast bar are also a feature of this lovely kitchen/breakfast room. Plumbing for washing machine, five ring hob, fitted oven, and space for a fridge/freezer. The Lounge is a good size with two large double glazed windows to the rear with Juliette balcony offering sea views to the side, the separate dining room also has a large doubleglazed window with a Juliette balcony again with sea views to the side. This could be utilized as another bedroom.

The stairs lead you to the first-floor landing with doors to 2 double bedrooms and bedroom 3 is a single room with a storage cupboard. The bathroom has Low level WC, wash hand basin, paneled bath with shower over, and a heated towel rail. Further stairs lead you to the loft room which is currently being used as a bedroom with rear elevation velux windows and an en-suite shower room with low level W/C, wash hand basin, and a shower cubicle.





STAR POINTS

- Spacious Maisonette
- NO ONWARD CHAIN
- Juliette Balconies
- Large Loft Room
- Good Investment Opportunity
- Close to Harbour
- 2 Bathrooms
- 3 Bedrooms
- Close to Town Centre
- Great First-Time Buy



ADDITIONAL INFORMATION

Tenure – Leasehold (94 years remaining)
Service Charge - any work split 3 ways
Council Tax Band - A
Local Authority – Torbay Council
EPC – E

VIEWING ARRANGEMENTS

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

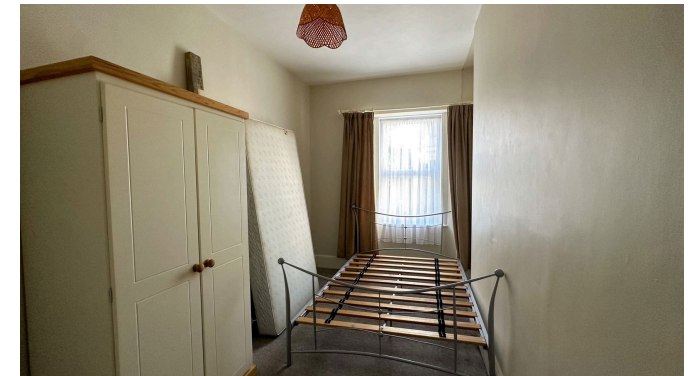
DIRECTIONS

What 3 words: jars.swaps.move
Sat-Nav: TQ2 5SU

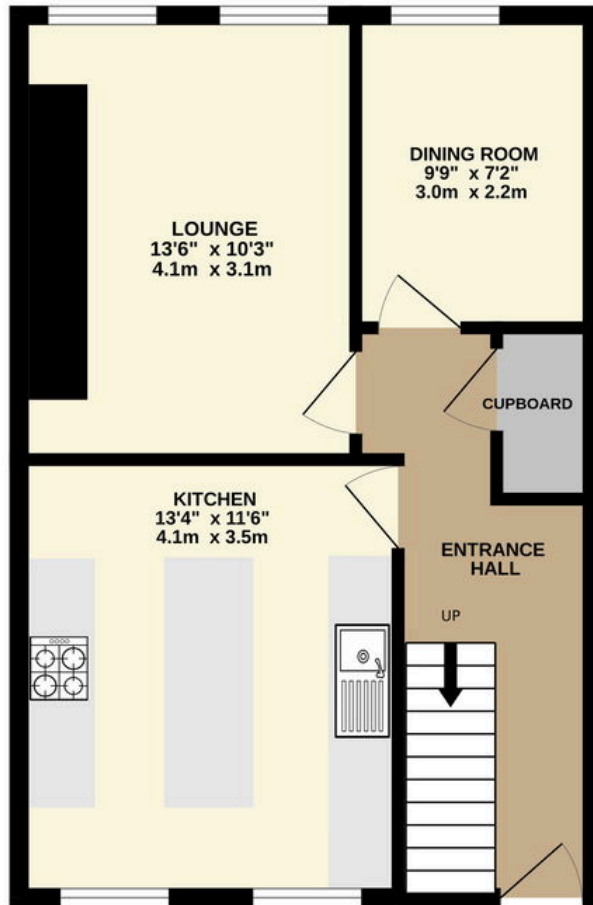
CONSIDERATIONS

Things to consider about this property:

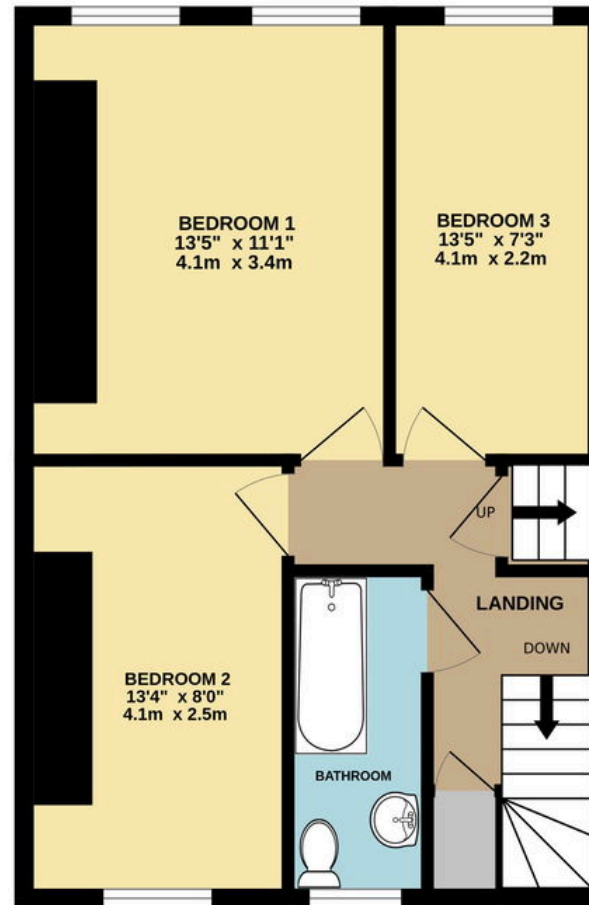
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is a water meter at the property.
- Permit parking available



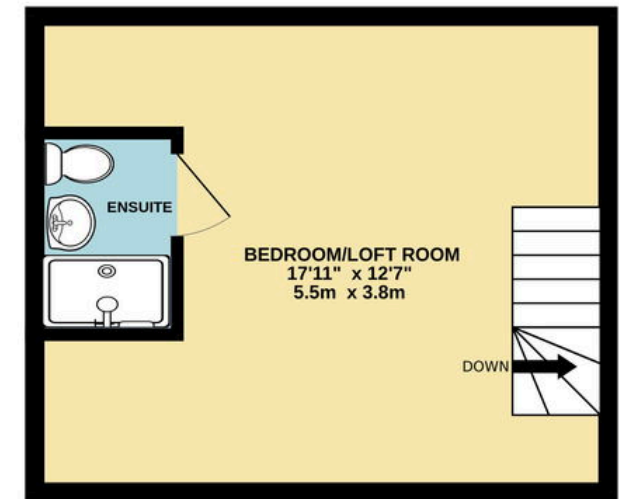
GROUND FLOOR



1ST FLOOR



2ND 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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