



Torbay Road, TQ2 6RG

Offers Over £260,000

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Gargan & Hart
Estate Agents

Torbay Road, TQ2 6RG

A beautifully presented 2 bedroom ground floor garden apartment that comes from a converted 1930s home in a desirable location. On your doorstep you have Livermead Sands and an almost level walk to Torquay Seafront, Torre Abbey Gardens, and the Harbourside. This is a real rare opportunity to purchase an excellently presented two bedroom garden flat in a great location.

Entrance to the property is via a useful porch. A lovely spacious hallway really makes a great welcome to the interior and gives you a good idea of what is on offer. Bedroom 1 is a good size double with double glazed window to the front. The lounge with its beautiful bay window overlooking the garden is a real feature of this property. Bright and generous in size and with a door to the conservatory. The kitchen diner is fully equipped with built in dishwasher, fridge freezer, 4 ring gas hob and fitted electric over. There is plenty of workspace and floor, wall and drawer units. The modern family shower room has shower cubicle, wash hand basin and low-level w/c. The dining room/bedroom 2 is a good-sized double with an ensuite with shower cubicle, low level w/c and wash hand basin. There are Patio doors to the conservatory which is a real sun trap and gives you plenty of room for relaxing and enjoying the view over your lovely garden.

Outside, as you enter, you are greeted by a good-sized drive for parking and a garage with up and over door as well as electrics. The garden is a great space to sit and relax and enjoy the sun. Well stocked and with lawned areas you can enjoy your time if you are a keen Gardener or some one who just wants to enjoy their time in the garden.





STAR POINTS

- Spacious Garden Flat
- Immaculately Presented Throughout
- 2 Double Bedrooms
- New Lease
- Private Garden
- Driveway Parking
- Single Garage
- Bay Window
- Desirable Location
- Sunny Conservatory



ADDITIONAL INFORMATION

Tenure – Leasehold

Council Tax Band - D

Local Authority – Torbay Council

EPC – TBC

DIRECTIONS

What 3 words: surely.washed.happy

Sat-Nav: TQ2 6RG

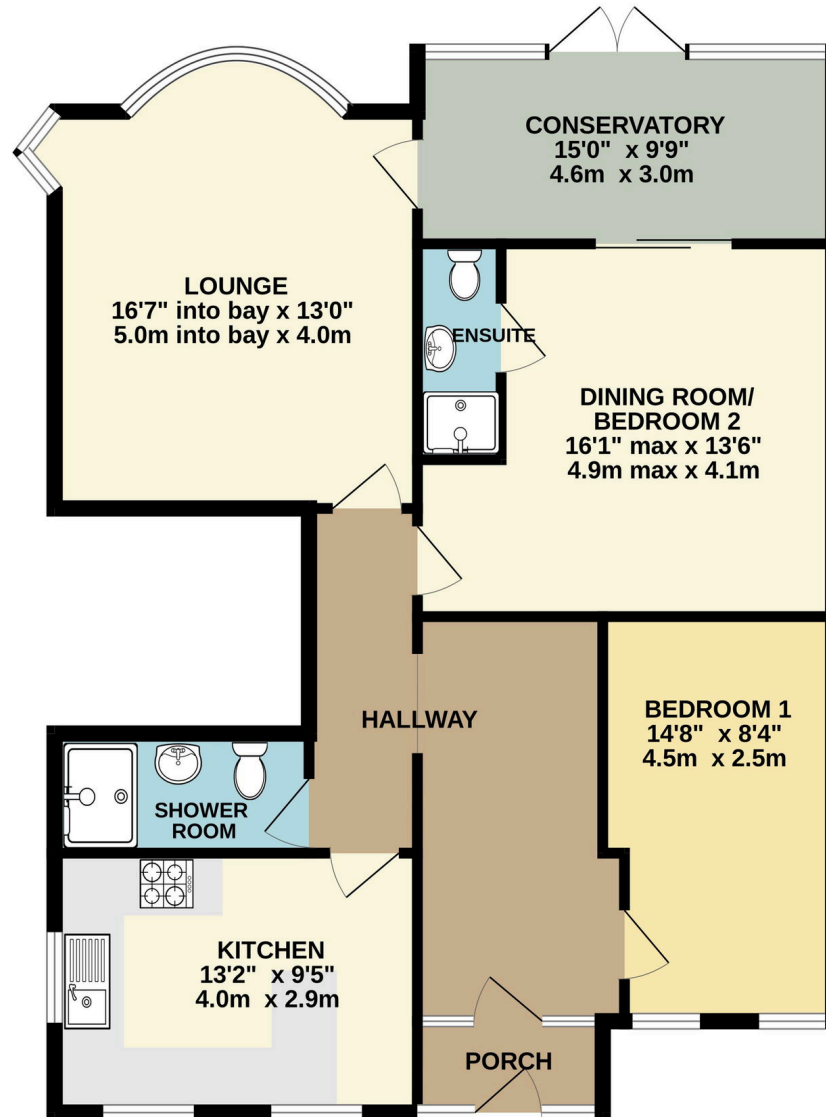
CONSIDERATIONS

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.
- Maintenance for shared areas will be split 50/50.



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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