



Grange Road | Torquay | TQ1 1LF

Guide Price £110,000 - £120,000

Here we have a well planned 2 bedroom flat located within the Warberry area of Torquay and within easy reach of the town centre and sea front. Close by are woodland walls and there are also stunning green views across Torquay towards St. Marychurch and Dartmoor National Park in the distance. The flat offers a good sized lounge/diner, kitchen, two bedrooms and bathroom, with double glazed and night storage heating. There is also a garage and parking space.

- 2 BED FLAT
- SUPERB VIEWS
- DOUBLE GLAZED + NIGHT STORAGE HEATER
- LARGE LOUNGE/DINER
- GARAGE

Communal Entrance

Front door to flat.

Hallway

Night storage heater. Airing cupboard with hot water tank.

Lounge Diner - 4.9m x 3.4m (16'0" x 11'1")

A good sized room with two double glazed windows enjoying green views across Torquay to Dartmoor in the distance. Decorative fireplace. TV point. Night storage heater.

Kitchen/Breakfast Room - 3.6m x 2.4m (11'9" x 7'10")

Fitted with a range of matching wall and base units with wash sink over. Electric cooker point. Space for fridge freezer. Plumbing for washing machine. Double glazed window with views as lounge. Breakfast bar. Cooker hood.

Bedroom One - 3.4m x 2.9m (11'1" x 9'6")

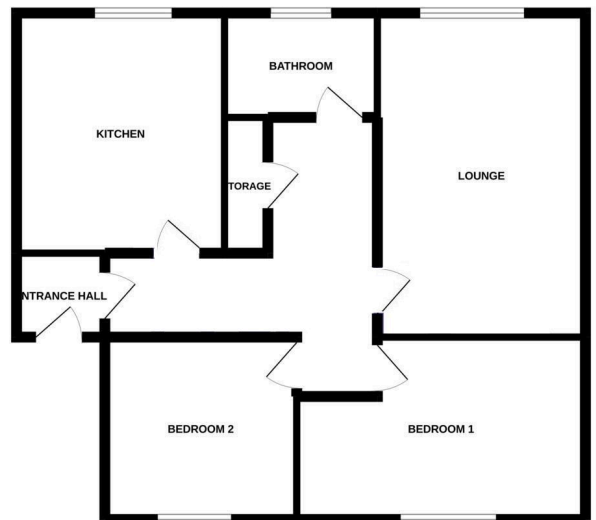
A double room with built-in wardrobe and shelving. Double glazed window. Night storage heater.

Bedroom Two - 2.9m x 2.6m (9'6" x 8'6")

A smaller double room with double glazed window and night storage heater.

Bathroom

A white suite with bath, and electric shower unit. Wash basin and WC. Heated towel rail. Tiled walls. Double glazed window. Electric wall heater.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, fixtures and fittings should be approximate and no responsibility is taken for any errors or omissions in the information. This plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time.
Made with Metropix 12022

Address

Grange Road, Torquay, TQ1 1LF

Tenure

Leasehold

Council Tax Band

B

EPC Rating

D

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk

01803 201904

**Please scan
the QR code
for Material
Information**



Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.