



Sherwell Lane, Torquay

Guide Price **£110,000 - £120,000**



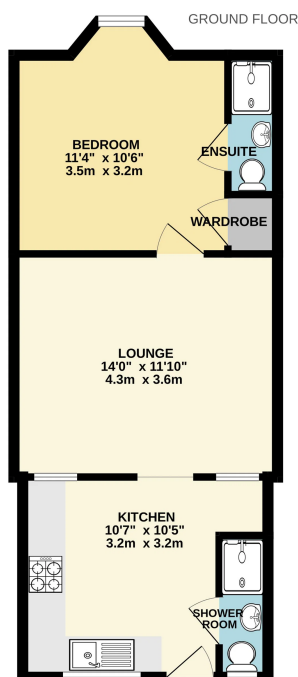
This well-presented ground floor, 1 bedroom garden apartment is conveniently situated within the popular suburb of Chelston, Torquay and is a great first time buy or investment property. Coming to the market chain free and conveniently situated where local shops, parks, and the seafront with its bars and cafes and public transport are all easily accessible. The property forms part of a converted mid terraced period property and is accessed via the rear service lane.

As you enter the accommodation, you come to a good-sized kitchen with wall, base and drawer units, plumbing for washing machine, an integral electric hob, built in electric oven and stainless-steel sink drainer unit. There is a door to a shower room with shower cubicle, wash hand basin and low-level W/C and also a useful storage cupboard.

The lounge is a good size room with a door to the double bedroom. This room has a built-in wardrobe, as well as a useful ensuite shower room with low level W/C, wash hand basin and shower cubicle. Outside to the front there is an allocated off-road parking space and a decked patio garden, perfect for relaxing in.

STAR POINTS

- Excellent Garden Flat
- NO ONWARD CHAIN
- Private Garden
- Close to Shops
- Allocated Parking
- Ideal Investment Property
- Ideal First-Time Buy
- Close to Seafront
- 2 Shower Rooms
- Long Lease



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 floorplan 10/20/01

ADDITIONAL INFORMATION

- Tenure - Leasehold (982 years remaining)
- Allows pets with freeholder permission
- Does not allow sublets or holiday lets

Service Charge – 30% of costs

Council Tax Band - A

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC - D

There is a water meter at the 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>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

What 3 Words: exhale.paints.connector

Sat-Nav: TQ2 6BG

www.garganandhart.co.uk

01803 897321



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