Taylors
sales & lettings

Guide Price £115,000 - £120,000

Crownhill Rise,
Torquay, TQ2 5LT

Situated in the sought-after area of Crownhill Park, Torquay, is this spacious two-bedroom flat comprising of a large kitchen, lounge, shower room and separate toilet. Offered to the market with no onward chain, with some updating required. The flat provides an excellent opportunity to purchase a property in a desirable residential location close to local amenities, public transport links and Torquay's beautiful coastline. To the front of the property are well maintained gardens, garage and ample parking.

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ENTRANCE HALL With wood effect laminate flooring. Wall mounted Dimplex electric heater. Double doors to cupboard housing immersion heater. Additional fitted storage cupboard.

KITCHEN/BREAKFAST ROOM - 13’10” x 9’0” (4.22m x 2.74m) 1½ stainless steel sink unit. uPVC window to the rear. Fitted high gloss white base and wall units. Plumbing for washing machine. Wall mounted electric Dimplex heater. Part tiled walls and colour co-ordinated floor tiles.

LOUNGE - 15’4” x 13’8” (4.67m x 4.17m) Two uPVC tilt and turn windows to the front. T.V. point. Wall mounted electric Dimplex heater. Wood effect laminate flooring.

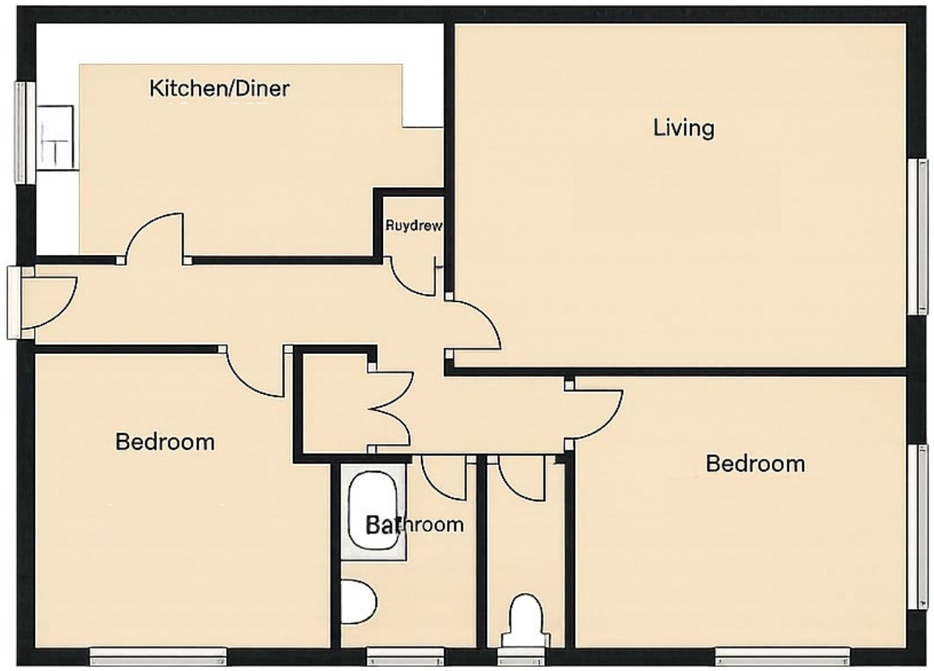
BEDROOM 1 - 11’5” x 10’4” (3.48m x 3.15m) uPVC tilt and turn windows. Wood effect laminate flooring.

BEDROOM 2 - 10’8” x 10’4” (3.25m x 3.15m) Tilt and turn uPVC windows to the side overlooking the garden. Wall mounted electric Dimplex heater. Wood effect laminate flooring.

SHOWER ROOM Comprising double shower enclosure with Mira electric shower. Pedestal wash hand basin. uPVC obscure glazed window to the side. Extractor fan. Fully tiled. Colour co-ordinated floor tiles.

SEPARATE TOILET Low flush W.C. uPVC obscure glazed window to the side. Fully tiled. Colour co-ordinated floor tiles.

TO THE OUTSIDE To the front of the property there are well maintained gardens. Garage in block with up and over door. To the rear of the property there is a drying area laid to lawn.



Address ‘Crownhill Rise, Torquay, TQ2 5LT’

Tenure ‘Leasehold’

Council Tax Band ‘B’

EPC Rating ’52 | E’

Taylors Estate Agents
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