



**Connells**

Rear Of Lucius Street  
Torquay



### Property Description

This charming basement studio flat, located just off Lucius Street in Torquay, offers a fantastic opportunity for seaside living. The property is self-contained with its own private entrance, ensuring privacy and independence. Boasting a share of the freehold with no service charge or ground rent, this flat offers an affordable and attractive option for first-time buyers, downsizers, or investors. Ideally situated close to the vibrant seafront and local amenities, you'll enjoy easy access to Torquay's beaches, cafes, and shops. Don't miss out on this rare opportunity in a sought-after coastal location!

### Lounge/Bedroom

13' max x 11' 7" max ( 3.96m max x 3.53m max )

### Kitchen

11' 7" max x 6' 3" max ( 3.53m max x 1.91m max )

### Study

8' 11" x 5' ( 2.72m x 1.52m )

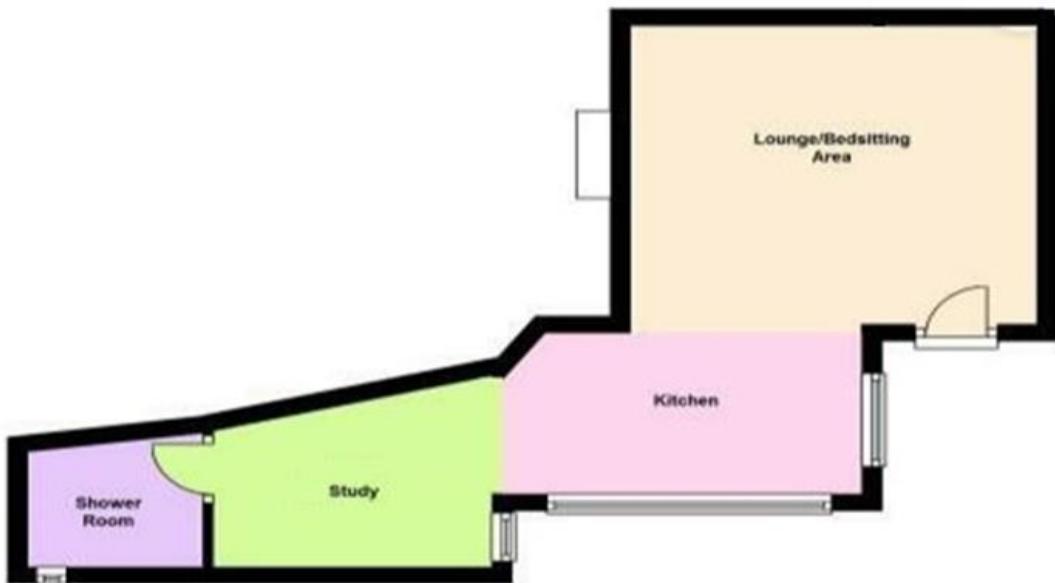
### Shower Room

### Agent's Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies



### Floor Plan



To view this property please contact Connells on

**T 01803 213 641**  
**E torquay@connells.co.uk**

115 Union Street  
TORQUAY TQ1 3DW

**view this property online [connells.co.uk/Property/TQY314474](http://connells.co.uk/Property/TQY314474)**

This is a Leasehold property with details as follows; Term of Lease 199 years from 26 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

EPC Rating: E  
Council Tax  
Band: A

Service Charge: Ask  
Agent

Ground Rent:  
Ask Agent

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: TQY314474 - 0008