



Connells

Briary Mews Lower Erith Road
Torquay



Property Description

Situated within the well-maintained development of Briary Mews in the popular seaside town of Torquay, this well-presented one bedroom ground floor flat offers comfortable, low-maintenance living in a convenient and peaceful setting.

The property benefits from its own ground floor position, providing easy access and a practical layout throughout. The accommodation comprises a bright and welcoming living room, a fitted kitchen with ample storage, a generous double bedroom, and a modern bathroom.

Externally, the flat enjoys the advantage of an allocated parking space, along with access to attractive communal gardens that provide a pleasant outdoor space for residents to enjoy.

Briary Mews is ideally located for access to local amenities, public transport links, and Torquay's picturesque seafront, making this an excellent opportunity for first-time buyers, downsizers, or those seeking a coastal home or investment property.

Early viewing is highly recommended to appreciate the location and convenience this property offers.



Hallway

Doors to all rooms and storage cupboard.

Kitchen

Wall and base units, space for appliances.

Lounge

Good sized lounge and window to rear.

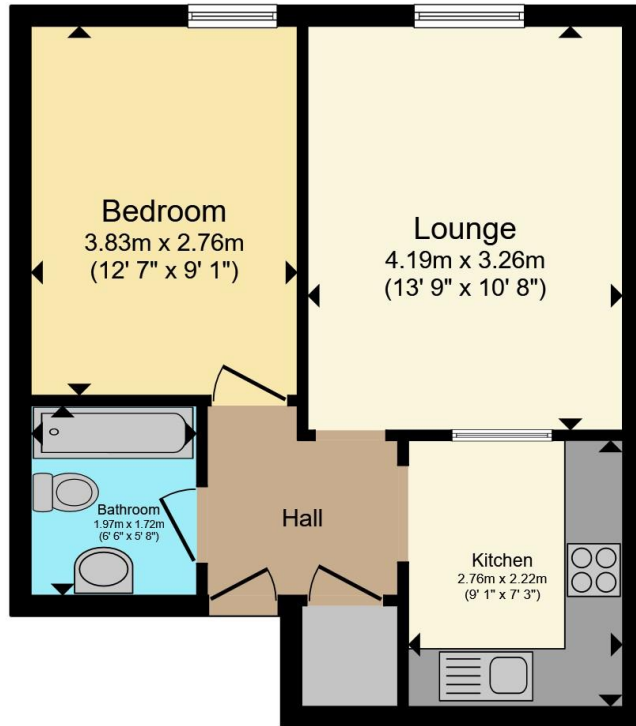
Bedroom

Double bedroom and window to rear.

Bathroom

Bath, WC and wash hand basin.





Total floor area 39.9 m² (430 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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115 Union Street
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EPC Rating: C Council Tax
 Band: A

Service Charge:
 2900.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY315044

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Aug 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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: TQY315044 - 0002