



Asking Price Of £135,000

Abbey Road, Torquay,  
TQ2 5NA

A delightful two bed, end terrace, cottage style house, nestled on the fringe of Torquay town centre. Close by are the town centre amenities plus the marina and sea front with its beaches, restaurants, coffee shops and night life. The property offers charming accommodation with original period features. A sunny and cosy lounge leads on to a kitchen. With two bedrooms and a "Jack and Jill" shower room upstairs with central heating. A pretty courtyard garden and ideal for a barbeque or two and also has a useful store shed and utility. No chain. Viewings Recommended.



**LOUNGE** - 3.6m x 3.2m (11'9" x 10'5") A cosy lounge which also has a sunny aspect and offers a beautiful stripped wood floor boarding and a decorative fire place with inset electric fire. There are plenty of store cupboards, two of which are under the stairs and there is a large deep store area part way along the stairs, ideal for suitcases, surf boards, etc. Double glazed windows and front door. Radiator. Shelved corner area with gas meter cupboard below. Ironing board store cupboards with fuse box over stairs to first floor.

**KITCHEN** - 3m x 2.5m (9'10" x 8'2") (Irregular shape) Fitted with a range of matching white cottage style wall and base units with granite effect work surface over. Space for gas cooker and appliance space. Stainless steel sink unit with mixer top over. ALPHA gas boiler. Cooker hood. Radiator. Glazed windows at door to courtyard.

Stairs from lounge to first floor landing. Small double glazed window with deep cill.

**BEDROOM 1** - 3m x 2.7m (9'10" x 8'10") A double room with the original cast iron fireplace with a tiled surround. Double glazed window unit deep cill. Radiator. Original stripped floorboards and panelled door. Door to shower room.



**BEDROOM 2** - 2.1m x 2m (6'10" x 6'6") An ideal nursery room or small office also with original stripped wood floor boards. Double glazed window with deep cill. Radiator. Door to shower room.

**SHOWER ROOM** A "Jack and Jill" net up used by both bedrooms. Fitted with a white suite comp corner shower cubicle with glazed door and a mains fed shower along with a Mira Sport electric shower unit. Power wash and hand basin. Close couple WC. Ladder radiator. Part tiled walls. Linen cupboard. Mirror fronted wardrobe/store.

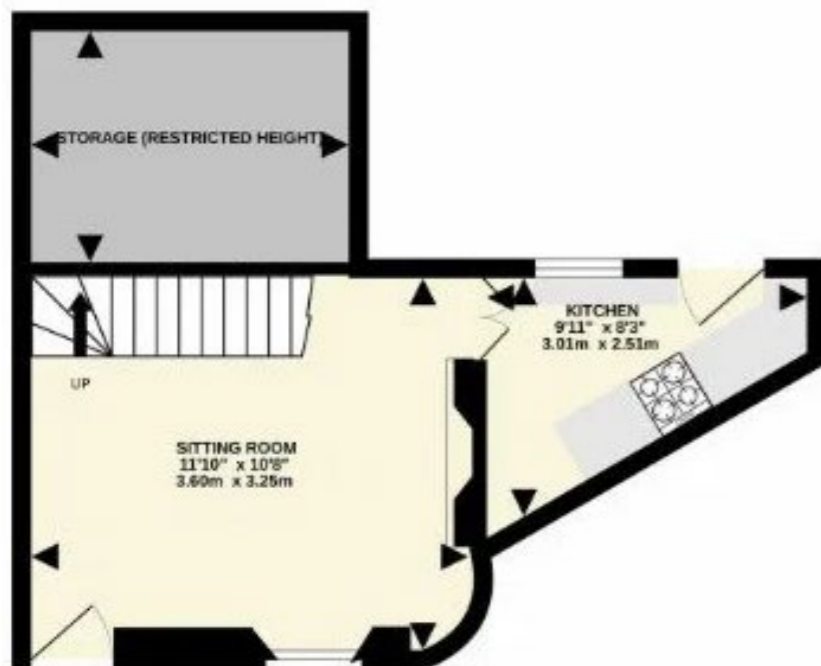
**OUTSIDE** There is a delightful enclosed courtyard garden which enjoys a sunny aspect and is perfect for a barbeque or evening drinks. there is a built in bench seat and small rocky garden plus a maturing grape vine. Gate to road.

**TOOL SHED** A really useful storage facility for tools, bikes, garden furniture etc with power, lighting and shelving.

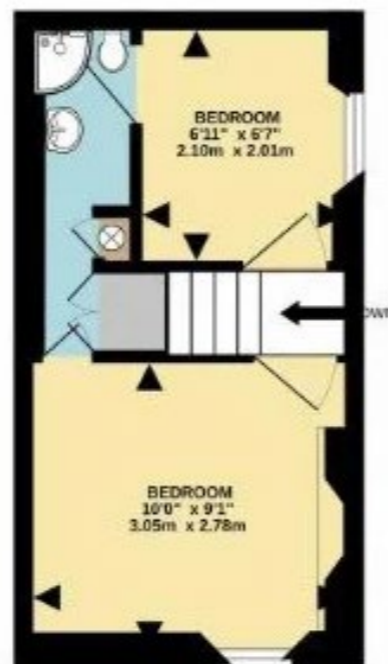
**UTILITY** Plumbed for a washing machine unit stacking space for tumble dryer. Wash hand basin and cold water tap.

**MATERIAL INFORMATION** Please note: There is an area of flying freehold with Bedroom two and the shower room over part of the neighbouring property with a 1m storage void between the flying freehold and upstairs. There is a council car park at the top of the hill on Melville Lane with a cut through close to the property. An annual pass costs circa £475 and can be used in any council car park in the whole of Torbay.

GROUND FLOOR  
269 sq ft. (25.8 sq.m.) approx.



1ST FLOOR  
174 sq ft. (16.1 sq.m.) approx.



Address 'Abbey Road, Torquay, TQ2 5NA'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '41 | E'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ