



With No Onward Chain! A well-presented and impressively spacious maisonette ideally positioned just a short distance from the town centre and harbour. With versatile accommodation offering up to 4 bedrooms, with a lounge, kitchen, dining room or bedroom, three further bedrooms and a bathroom to the first floor, and a loft room with an ensuite.

1a Coburg Place | Torquay | TQ2 5SU

complete.

thoroughly good property agents



PROPERTY TYPE
Maisonette



SIZE
1,302 sq ft



LOCATION
Town



AGE
Edwardian (1901 - 1910)



BEDROOMS
3/4



RECEPTION ROOMS
2



BATHROOMS
2



WARMTH
Gas Central Heating



PARKING
On Road Parking



OUTSIDE SPACE
N/A



EPC RATING
E



COUNCIL TAX BAND
A



in a nutshell...

- Close To Town Centre
- Spacious Maisonette
- Versatile Accommodation
- 3/4 Bedrooms
- Fantastic First Time Buy
- Loft Room & Ensuite
- Lounge With Juliet Balcony
- Modern Kitchen & Bathroom
- Leasehold





the details...

A well-presented and impressively spacious maisonette ideally positioned just a short distance from the town centre and harbour, offering an excellent selection of bars, restaurants and shops. This superb home provides a versatile layout and, due to its generous proportions, has a real house-like feel, making it an ideal purchase for first-time buyers, families or investors alike.

Upon entering the property, you are welcomed by a good-sized hallway leading through to a stylish kitchen/breakfast room. This space is fitted with a range of wall, base and drawer units complemented by roll-top work surfaces and a central island with breakfast bar, creating a sociable and practical environment. There is plumbing for a washing machine, a five-ring hob, fitted oven and space for a fridge/freezer.

The lounge is bright and spacious, featuring large double-glazed windows and a Juliette balcony, allowing natural light to flood the room while offering pleasant side sea views. A separate dining room provides further flexibility and could easily serve as an additional bedroom if required. This room also benefits from its own Juliette balcony with similar sea views.

Stairs rise to the first floor where there are three bedrooms, including two generous doubles and a single bedroom with built-in storage. The family bathroom is fitted with a low-level WC, wash hand basin, panelled bath with shower over, and a heated towel rail.

A further staircase leads to the second floor, where you will find a large loft room. This space is enhanced by rear-facing Velux windows and benefits from its own en-suite shower room, complete with low-level WC, wash hand basin and shower cubicle.

Additional benefits include double glazing and gas central heating throughout. Offered with no onward chain, this is a fantastic opportunity to acquire a substantial and versatile home in a highly convenient location.



Material Information - Subject to Legal Verification

Tenure – Leasehold (Approx. 153 Years Remaining)

Service Charge – Any Maintenance Costs Split 4 Ways

Buildings Insurance - Split 4 Ways, Buy To Let Or Holiday Homeowners will need to confirm with insurance.

Local Authority – Torbay Council



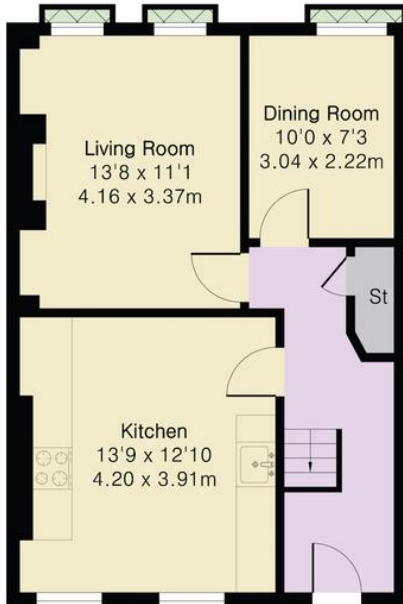
the floorplan...

Approximate Gross Internal Area 1289 sq ft - 121 sq m

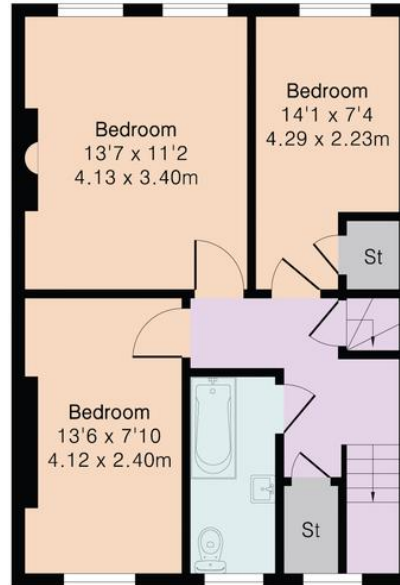
Ground Floor Area 523 sq ft – 49 sq m

First Floor Area 523 sq ft – 49 sq m

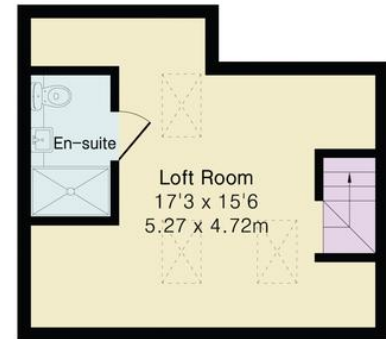
Second Floor Area 243 sq ft – 23 sq m



Ground Floor



First Floor



Second Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





the location...

Travel

Tesco, Fleet Street

0.05 mi • Bus stop or station

Fleet Street Roundabout, Pimlico

0.07 mi • Bus stop or station

Abbey Road

0.09 mi • Bus stop or station

Torquay Rail Station

0.71 mi • Train station

Schools

Ellacombe Church Of England Academy

0.54mi • Nursery

Warberry Cofe Academy

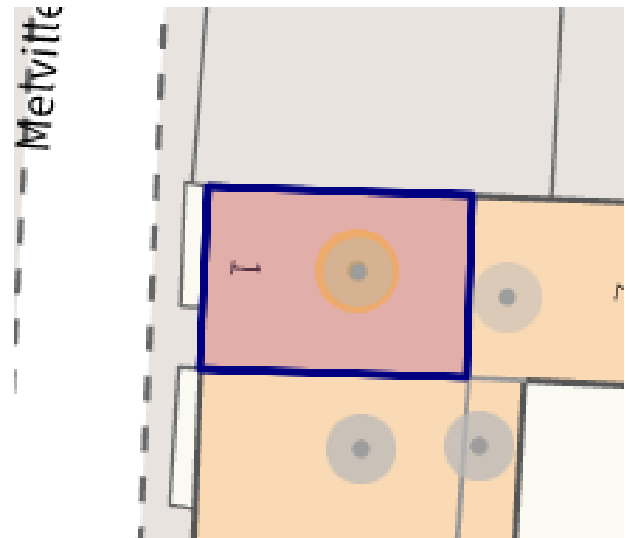
0.61mi • Nursery

Cockington Primary School

0.79mi • Primary

Please check Google maps for exact distances and travel times.

Property postcode: TQ2 5SU



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Rooms sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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