



TORWOOD COURT
TORQUAY TQ1 1PT



Estate Agents

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A beautifully presented and refurbished two bedroom Penthouse apartment, situated in an elevated position allowing for views across the local area whilst just a short walk from Torquay Harbour Side. The property is immaculate throughout and has been lovingly looked after and improved by the current owner.

Living Room/ Dining Room 19' 7" x 12' 3" (5.96m x 3.73m)

Double glazed window enjoying far reaching views across the surrounding area and across the sea. Double glazed door to balcony. Wall mounted radiator. Electric fireplace. Coving.

Bedroom One 12' 10" x 11' 9" (3.91m x 3.58m)

Double glazed windows with views towards the sea. Wall mounted radiator. Fitted wardrobes. Coving. Bedside units.

Bedroom Two 9' 10" x 8' 11" (2.99m x 2.72m)

Double glazed window. Wall mounted radiator. Coving. Bedside units.

Kitchen 10' 9" x 7' 8" (3.27m x 2.34m)

Fitted kitchen with wall and base units. Fitted work surfaces. Side elevation double glazed window. Fitted fridge/ freezer. Plumbing for washing machine. Oven. Gas hob. Cooker hood.

Shower room

Double shower cubicle with fitted shower unit. Wash hand basin with vanity unit. Tiling. Wall mounted radiator. Heated towel rail. Double glazed window. Low level WC.

Seperate WC

Low level flush WC with basin incorporated. Tiling. Double glazed window.







General

Services:

All mains services are believed to be connected to the property.

Local Authority:

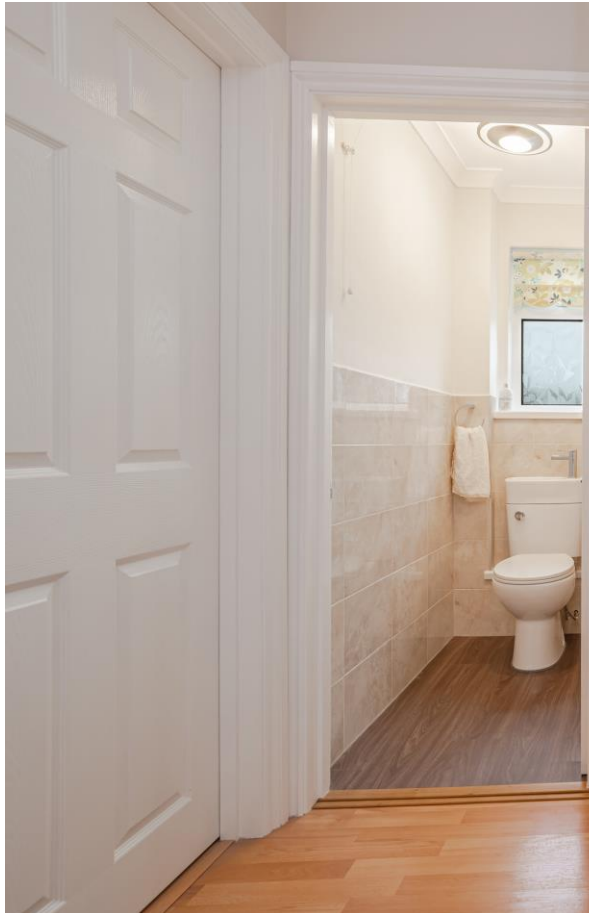
Torbay Council

Council Tax:



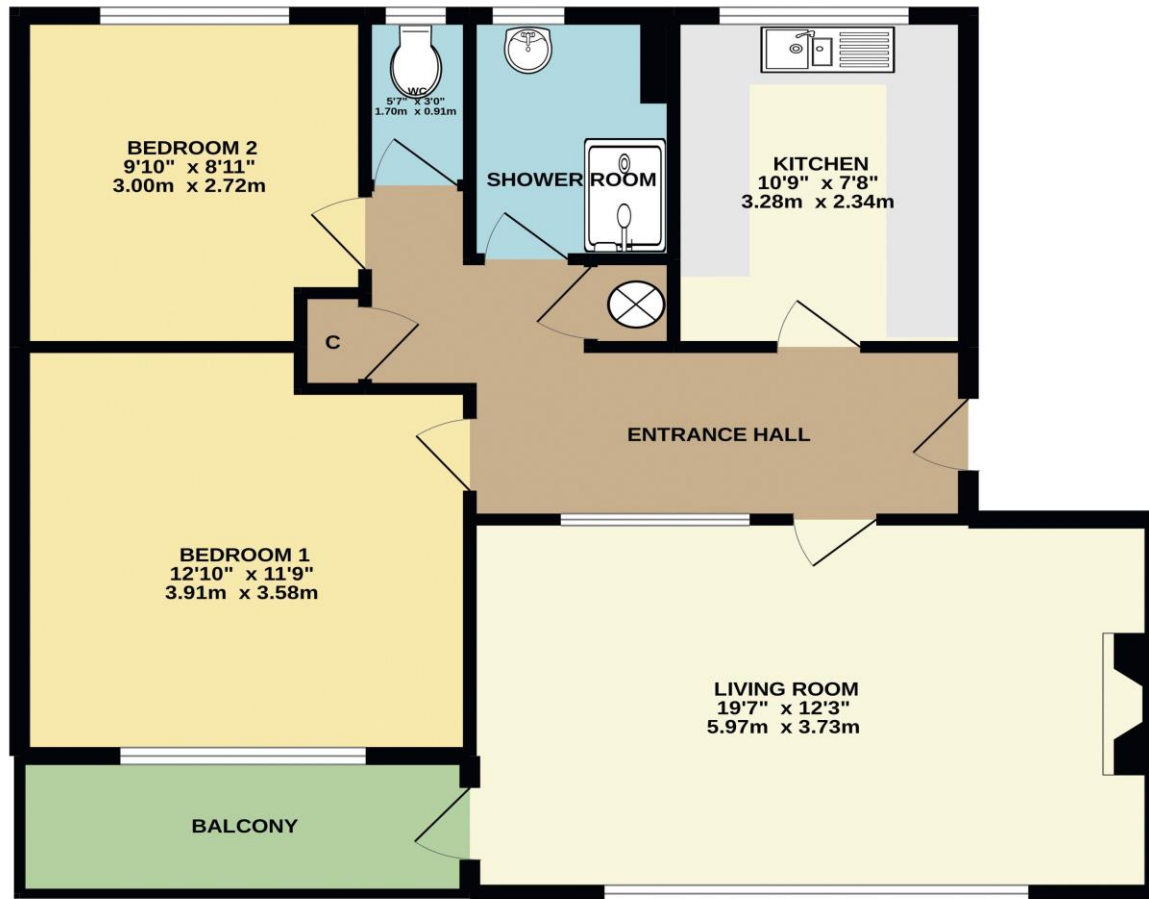
H. S. Savan
Estate Agents

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GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.