



Connells

Lower Flat St. Efrides Road
Torquay



Property Description

Situated in a sought-after residential area, this one-bedroom lower ground floor flat offers a fantastic opportunity for buyers looking to put their own stamp on a property.

The accommodation comprises a spacious lounge, a separate kitchen, a double bedroom, and a bathroom, with scope for modernisation throughout.

One of the key features of this home is its private garden, providing a rare outdoor space for a property of this type - perfect for relaxing or entertaining.

While the flat would benefit from updating, it presents excellent potential for either a comfortable home or an investment opportunity.

Conveniently located within easy reach of Torquay town centre, local amenities, and transport links, this property is not to be missed.



Lounge

11' 8" + Bay Window x 12' 3" (3.56m + Bay Window x 3.73m)

Bedroom

14' 6" max x 13' 5" max (4.42m max x 4.09m max)

Kitchen

6' 8" x 8' 8" (2.03m x 2.64m)

Bathroom





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.focalagent.com

To view this property please contact Connells on

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

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/TQY314622](https://www.connells.co.uk/Property/TQY314622)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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.

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