



Hele Road, Torquay, TQ2 7QG **CASH BUYER ONLY**

Offers in the Region of  
£75,000

A spacious light and airy two bedroom ground floor flat benefiting from level gardens front and back. The property has a good sized lounge, two double bedrooms, kitchen and a bathroom. The property enjoys a level position and is conveniently located for local shops and on a bus route- being offered with no onward chain. Lease remaining 30 years.

- SPACIOUS
- FRONT AND BACK GARDEN
- MODERN BATHROOM
- TWO DOUBLE BEDROOMS

UPVC Front door leading to.

**Lounge Diner** - 4.82m x 3.83m (15'9" x 12'6")

Bright and spacious with UPVC window, facing out to the front garden. Wooden flooring and radiator.

**Kitchen** - 3.58m x 2.01m (11'8" x 6'7")

A white range of wall and base units, integrated oven and hob, space for fridge freezer and space for washing machine. UPVC window facing onto back garden.

**Bathroom**

Modern large double shower with glass screen, sink and WC. Tiled walls and floors. Storage cupboard.



**Bedroom One** - 4.76m x 2.83m (15'7" x 9'3")

A bright spacious double room, with white floor boards and UPVC window facing out to the back garden. Radiator.

**Bedroom Two** - 3.54m x 2.64m (11'7" x 8'7")

Another double bedroom with UPVC window, facing to the side. Radiator.

**Outside**

**Front Garden**

Level lawned area and patio seated area.

**Back Garden**

Storage shed and bin area steps into pretty gardens with plants and shrubs.

Address Hele Road, Torquay, TQ2 7QG

Tenure Leasehold

Council Tax Band A

EPC Rating C

**Contact Details**

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.