



Connells

St. James Road
Torquay

St. James Road
Torquay TQ1 4AZ

for sale
£100,000



Property Description

Situated on the ground floor, this well-proportioned two-bedroom flat offers comfortable and convenient living accommodation, making it an ideal first-time purchase, investment opportunity or downsizing option.

The property is accessed via a private porch leading into a welcoming entrance hall which provides access to all principal rooms. The spacious living room is filled with natural light and offers ample space for both lounge and dining furniture, creating an inviting area for relaxation and entertaining.

The kitchen is conveniently positioned adjacent to the living room and provides a functional layout with a range of storage units and space for appliances. There are two bedrooms, including a generous principal bedroom and a second bedroom that would also make an ideal home office or guest room. Completing the accommodation is a family bathroom fitted with a bath, wash hand basin and WC.

Conveniently located within easy reach of Torquay town centre, local amenities and transport links, this well-presented ground floor flat offers practical living in a sought-after location.



Porch

Entrance porch providing a useful sheltered entrance to the property.

Entrance Hall

Welcoming central hallway providing access to all accommodation.

Living Room

A bright and spacious reception room with ample space for lounge and dining furniture.

Kitchen

Fitted kitchen offering worktop space, storage cupboards and room for appliances.

Bedroom 1

A generous double bedroom with space for wardrobes and additional furniture.

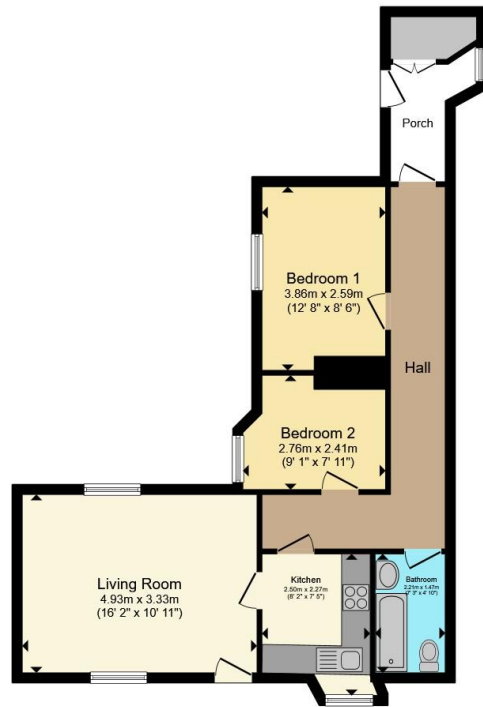
Bedroom 2

A versatile second bedroom suitable for guests, children or home working.

Bathroom

Comprising a bath, wash hand basin and WC.



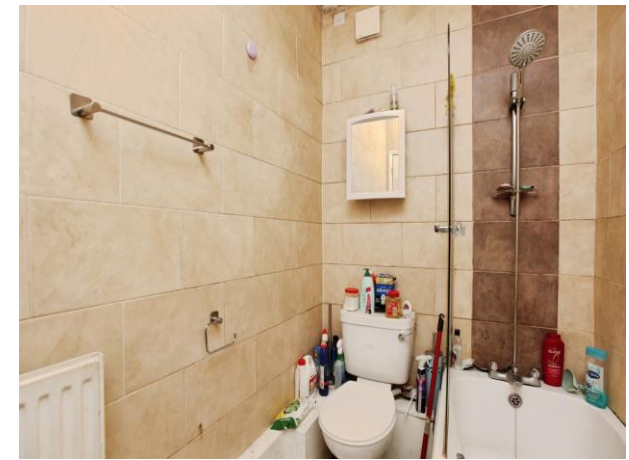


Floor Plan

Total floor area 61.0 m² (656 sq.ft.) approx

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.propertybox.io

Connells



To view this property please contact Connells on

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115 Union Street
TORQUAY TQ1 3DW

EPC Rating: D Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TQY315278

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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Property Ref: TQY315278 - 0003