



Audley Avenue | Torquay | TQ2 7PB

Offers Over £150,000

If you are looking for a two bedroomed lower ground floor flat then this tucked away little gem is a “must view”! Located within easy walking distance of local shops, schools and bus services and also within a short car ride of Torquay town Centre and seafront. The flat offers a lounge, kitchen/diner, two bedrooms and a bathroom plus its own garden area. It has double glazing and central heating and will make an ideal first time purchase, buy to let or similar.

- FLAT
- LOWER GROUND FLOOR
- 2 BEDS
- GARDEN
- DOUBLE GLAZED + CENTRAL HEATING

### Front Porch

Double glazed door and windows. Radiator.

### Lounge - 5.5m x 3m (18'0" x 9'10")

A good size lounge with double glazed bay window overlooking the garden. TV point. Polished limestone fireplace with inset living flame gas fire.

### Kitchen/Diner - 4.1m x 3m (13'5" x 9'10")

This generously proportioned room is fitted with a range of matching wall and base units with work surface over having a built-in oven and hob with cooker hood over. Double aspect double glazed windows. Plumbing for washing machine and space for tumble dryer. Large recess suitable for a fridge freezer or additional storage. Radiator. Door to rear porch.

### Rear Porch

Double glazed door to outside. Built in cupboard with storage and housing gas boiler.

### Bedroom One - 4.4m x 3.2m (14'5" x 10'5")

A double bedroom with double glazed window overlooking the rear garden. Original fireplace. Radiator.

### Bedroom Two - 3.7m x 3.2m (12'1" x 10'5")

A generous single or smaller double room with double glazed window overlooking the garden. Radiator.

### Bathroom

Fitted with a white suite comprising corner bath with shower attachment over. Wash hand basin and low-level WC. Double glazed window. Radiator.

### Outside

There is a footpath and patio area to the front and side of the property with steps leading down to the rear garden. The garden (on the right hand side with the building behind you) has a large decked area ideal for barbecues and sitting out. Beyond this is a garden area with mature trees and shrubs. Timber shed.

Note the upstairs flats has a right of way along the footpath through to its own private garden area.

### Parking

Parking on road only.

### Address

Audley Avenue, Torquay, TQ2 7PB

### Tenure

Leasehold

### Council Tax Band

B

### EPC Rating

D

### Contact Details

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