# Old Mill Road, Torquay

Gargan&Hart Estate Agents

## On Sale For £120,000

This wonderful first floor apartment is located in the ever-popular area of Chelston, Torquay. A wide range of shops and amenities can be found moments away. Torquay seafront and Torre Abbey Gardens can be found a short walk away and the harbourside with its wide selection of bars and eateries is also within easy reach.

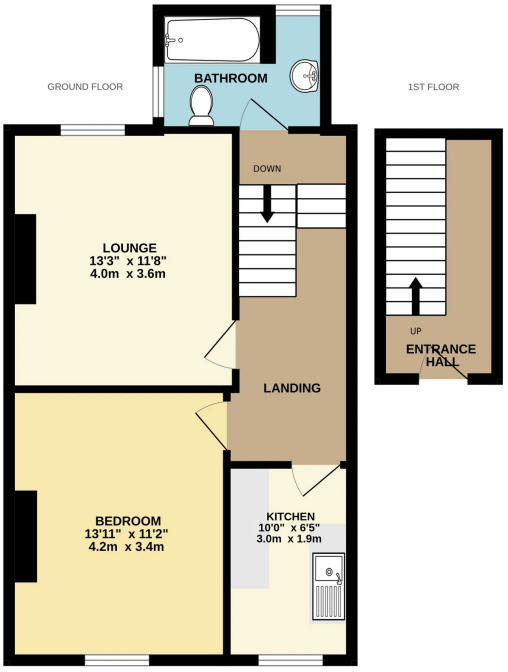
A former Victorian property with period features typical of the era. It also benefits from allocated parking. Once inside the building you come to the communal hallway which takes you to your front door. Once through you come to private stairs that take you to the generous sized landing. A lovely sized lounge with high ceilings and big window allowing light to flow in. The double bedroom is another good-sized room with large window to the front. The kitchen could do with some updating but features work surfaces, floor, wall and drawer cupboards, space and point for electric cooker, space for fridge freezer and window to the front. The bathroom could also do with some updating and comes with wash hand basin, panelled bath with shower over and low level W/C. There is a window to the rear and side making it bright and breezy.

## STAR POINTS

- First Floor Flat
- Close to Sea Front
- Ideal First Time Buy
- Allocated Parking
- Close to Local Amenities
- Ideal Investment Property

## VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.




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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## ADDITIONAL INFORMATION

Tenure - Leasehold (161 years remaining)
- allows sub-lets & pets with Freeholder Permission
Ground Rent - £1pa
Service Charge - £550 pa
Council Tax Band - A
Local Authority - Torbay Council
EPC - TBC
Owner has informed us that the boiler will need replacing.
There is a water meter at the property.
For prices & more information about Council Tax go to:
https://www.torbay.gov.uk/council-tax/
Check broadband Availability at Openreach Fibre-Checker.
https://www.openreach.com/fibre-checker
Check mobile signal at Ofcom Mobile-Coverage.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

## DIRECTIONS

What 3 Words: arch.slider.drags
Sat-Nav: TQ2 6AP