Braddons Hill Road West, Torquay

£115,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

A spacious, two-bedroom purpose-built apartment, ideally situated in the vibrant heart of Torquay town centre, offers convenient access to local amenities and excellent travel links to surrounding areas including Paignton, Brixham and Newton Abbot. To arrange a viewing, when calling please quote CS1097

This well-proportioned apartment provides comfortable living with modern conveniences, making it an excellent opportunity. The secure entry system ensures peace of mind, and the thoughtful layout maximises both space and functionality.

Upon entering via the communal entrance, you are welcomed into a private vestibule with practical tiled flooring and a useful cupboard housing the hot water cylinder and boiler. This leads into the main hallway, featuring a secure door entry intercom system, an additional storage cupboard with shelving.

The sitting/dining room is a generous space and has UPVC double glazed windows to the front aspect, pendant and wall light points, and radiators with thermostat control. This room then opens into the into the kitchen. The apartment features two comfortable double bedrooms. Bedroom one, a generous space with a built-in double wardrobe, a UPVC double glazed window to the front, and a radiator with thermostat control. Bedroom two also benefits from a built-in double wardrobe, a UPVC double glazed window to the rear aspect. Completing the accommodation is a bathroom/WC with tiled floors, part-tiled walls, panelled bath with shower, wash hand basin and WC.

This apartment presents an ideal opportunity for those seeking a convenient town centre lifestyle or an excelent letting investment.

THE ACCOMMODATION COMPRISES, Communal entrance with stairs to the apartment. Door to:

ENTRANCE VESTIBULE

Coved and textured ceiling with light point, cupboard housing the hot water cylinder and boiler, tiled flooring, door to:
HALLWAY

Coved and textured ceiling with pendant light points, secure door entry intercom system, consumer unit, storage cupboard with shelving, radiator, doors to:
SITTING/DINING ROOM - 5.03m x 3.76m (16'6" x 12'4")

Coved and textured ceiling with pendant light point, wall light points, UPVC double glazed windows to front aspect, radiators with thermostat control, TV connection point, telephone point. Opening to:

KITCHEN - 3.02m x 2.49m (9'11" x 8'2")

Coved and textured ceiling with light point, extractor fan. Fitted kitchen comprising a range of base and drawer unit units with work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for electric cooker with extractor over, tiled surrounds, matching wall cabinets, space for upright fridge freezer, space and plumbing for washing machine.

BEDROOM ONE - 5.84m x 3.2m (19'2" x 10'6") Maximum Measurements.

Coved and textured ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, telephone point, TV connection point, built-in double wardrobe.

BEDROOM TWO - 3.76m x 3.2m (12'4" x 10'6")Maximum Measurements.

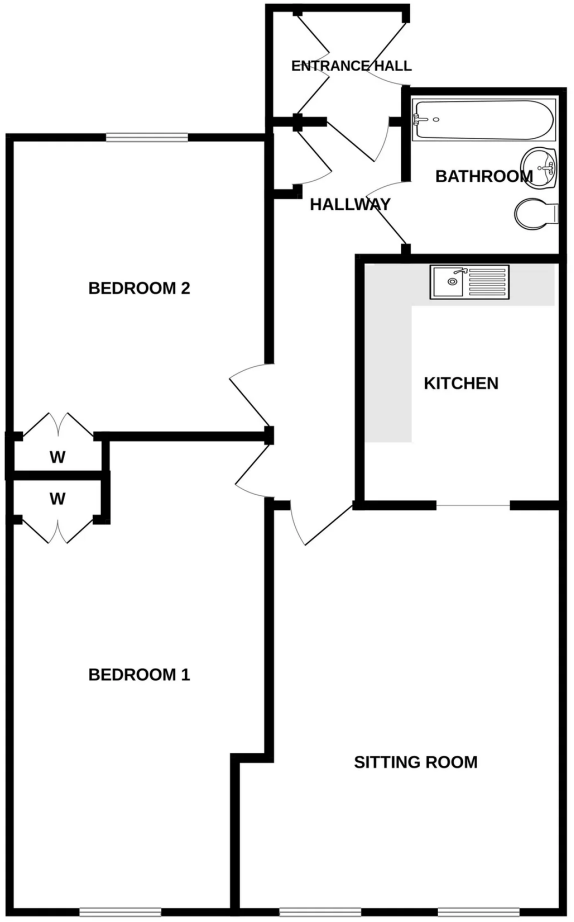
Coved and textured ceiling with pendant light point, UPVC double glaze window to rear aspect, radiator with thermostat control, TV connection point, built-in double wardrobe.

BATHROOM WC

Coved ceiling with point, extractor fan. Comprising panelled bath with shower over, pedestal wash hand basin, WC, radiator with thermostat control, part tiled walls, tiled floor.

USEFUL INFORMATION
Tenure – LEASEHOLD 999 years from 01/01/2014
Service Charge - £600 per annum APPROX
Age - 2014
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band B
EPC Rating - C/77 potential - C/79
Broadband - To be confirmed
Mobile - To be confirmed

GROUND FLOOR



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.
Made with Metropix ©2026

CHRISTOPHER SCALES

POWERED BY exp UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com