



**Burridge Road, TQ2 6HG**  
Torquay



Guide Price  
£130,000 - £140,000

Situated within a converted semi-detached Victorian Villa is this good sized, bright, breezy and very well presented top floor 2-bedroom apartment. Being offered for sale with NO ONWARD CHAIN, the property is located in the popular area of Chelston and is conveniently placed for access to local shops and public transport, and only a short walk from the picturesque Cockington Village, Torquay seafront and promenade. The property also benefits from UPVC double glazing, gas fired central heating and lovely sea views. Outside there is parking on a first come first serve basis but is not normally an issue to park as there are several spaces available and well-maintained communal gardens. This is a wonderful opportunity to purchase this rarely available good-sized apartment in a sought-after road. Viewing of this excellent apartment comes highly recommended.

Entrance is via a communal door where the apartment is situated at the top floor of well-maintained communal stairs. As you enter the lounge you are immediately struck with how light and breezy it is with its wonderful size UPVC double glazed window with views over Chelston and the sea beyond. The kitchen area is located to the back of the lounge and is well equipped with modern range of fitments comprising wall, base, drawer units with roll edge work surfaces and tiled splashbacks, inset sink unit with mixer tap, plumbing for automatic washing machine, intergraded fridge and freezer and Inset 4 ring gas hob with built-in electric oven. The main bedroom is a good size and bedroom 2 is a small double with double glazed window to the front. The bathroom is modern and well equipped with a wash hand basin and P shaped bath with shower overhead. Lastly is a cloakroom with low level wc and wash hand basin, as well as built in storage.

To the front of the property is a large, paved driveway, providing off road parking, and a communal bin store. The communal garden is predominantly laid to lawn with feature palm, hedging and walling to boundaries. A path to one side of the property leads to the communal front door.





## STAR POINT

- Top Floor Flat
- NO ONWARD CHAIN
- Sea Views
- Off-Road Parking
- Close to Town
- Double Glazing
- Share of Freehold
- 2 Double Bedrooms
- Close to Shops
- Communal Garden

## ADDITIONAL INFORMATION

Tenure – 1/5th Share of Freehold (981 years remaining)

Service Charge - £892pa

Council Tax Band - A

Local Authority - Torbay Council

EPC - C

There is a water meter at the property.

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>

## VIEWING ARRANGEMENTS

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

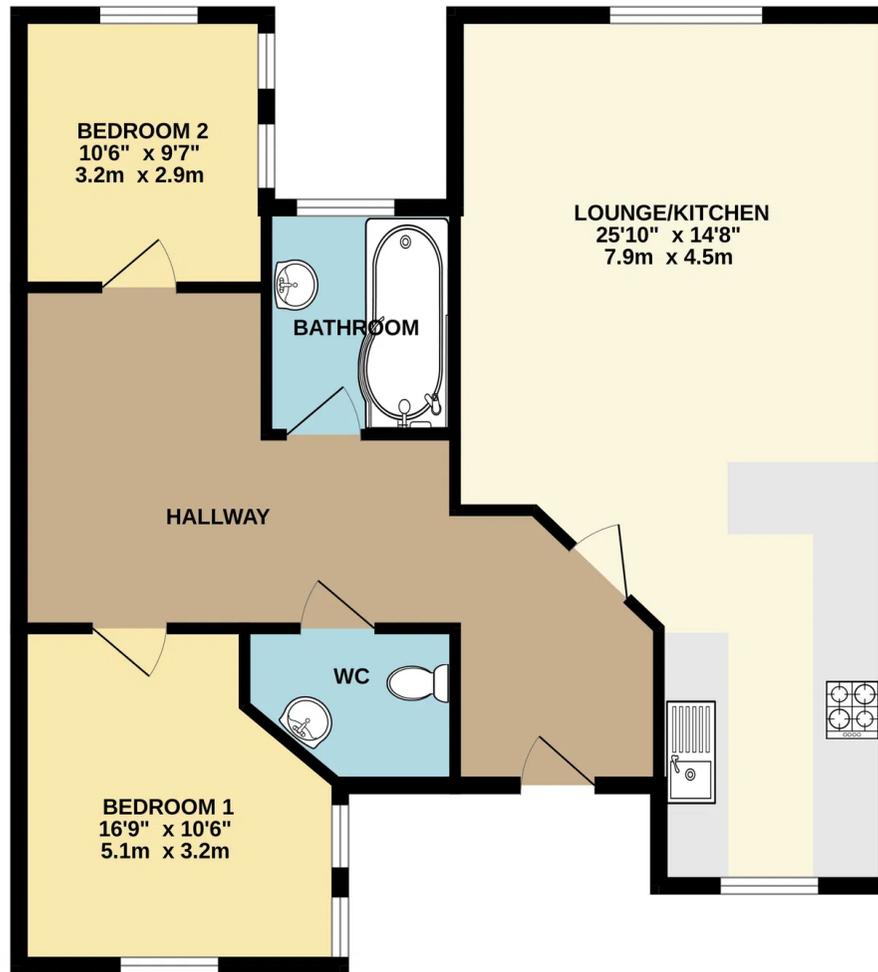
## DIRECTIONS

What 3 Words: procured.boat.awaiting

Sat-Nav TQ2 6HG



TOP 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.  
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01803 897321



**Gargan & Hart**

Estate Agents