



Laburnum Court, Church Lane, Torquay, TQ2 5SE

Offers Over £110,000

Looking for your first home? Then this two bedroomed ground floor flat is an ideal opportunity. Tucked away in one of the older parts of Torquay, this property is conveniently located within walking distance of Torquay town centre and seafront and is also handy for local shops. This well presented flat offers a lounge, good sized kitchen, two bedrooms and a bathroom. It also comes with its own private patio/courtyard. viewings highly recommended.

- NO CHAIN!
- TWO BEDROOM GROUND FLOOR FLAT
- GROUND FLOOR
- CLOSE TO ALL AMENITIES
- OUTSIDE PATIO
- GAS CENTRAL HEATING

Door into hallway

Kitchen - 3.44m x 2.2m (11'3" x 7'2")

A good sized kitchen with built in oven and hob, space for a washing machine. Cupboards and drawers over surfaces, grey vinyl flooring, combi boiler, window out to patio/courtyard area

Bathroom

Corner bath with shower over low level W/C and basin, fully tiled, wall mounted radiator.

Lounge - 3.11m x 3.76m (10'2" x 12'4")

lounge with French doors out onto patio/courtyard. Radiator

Bedroom one - 3.75m x 2.66m (12'3" x 8'8")

A double bedroom with window out to front. Radiator.



Bedroom two - 3.75m x 1.94m (12'3" x 6'4")

Another good size bedroom with window to front.

Outside

A good size sunny private patio/courtyard

Lease 980 years remaining. Service charge £360 per year. Pets and sub-letting allowed. No holiday let. Laburnham Court is the managing agent.

Address Laburnum Court, Church Lane,
Torquay, TQ2 5SE

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating 'C'

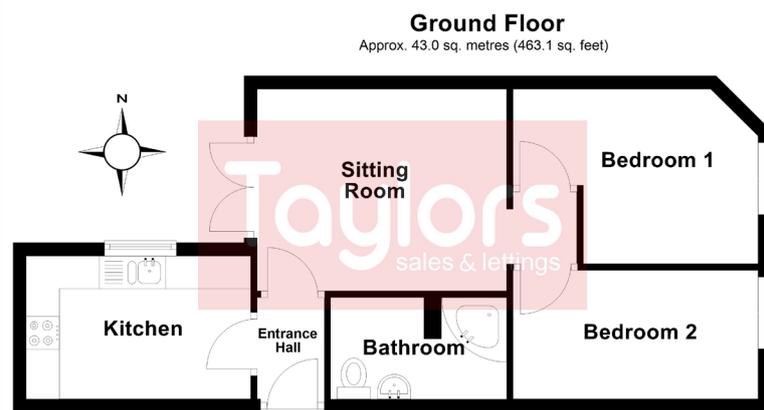
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Total area: approx. 43.0 sq. metres (463.1 sq. feet)

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.