



**Dunmere Road, TQ1 1LR**  
Torquay



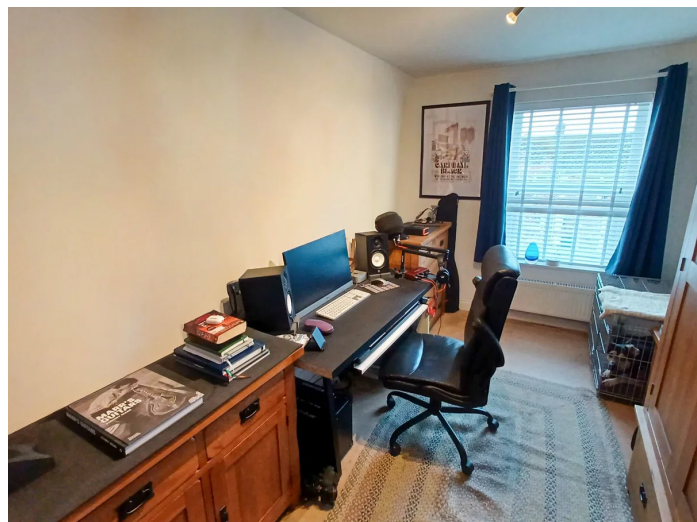
Offers Over  
**£170,000**

This spacious 2 bedroom garden level apartment is in excellent move in condition and comes with a share of the freehold. The apartment sits in a convenient location, within walking distance of Torquay town centre and seafront promenade as well as within a 20-minute walk of Babbacombe downs with its array of shops, cafes and restaurants.

The apartment itself boasts a large driveway to the front providing allocated off-road parking for approximately two vehicles with gate leading through to the private garden and on to the main entrance. The large sunny garden has been attractively landscaped and partly laid to lawn with a flower bed borders to one side and large paved patio area - ideal for alfresco entertaining! The garden also incorporates a timber garden shed and is enclosed by walling and timber fencing to the boundaries.

The accommodation comprises a welcoming reception hall with access to a large storage cupboard housing plumbing for a washing machine and space for tumble dryer. The modern bathroom comprises a low level W/C, wash hand basin set in a vanity unit and bath with plumbed shower over. Next you continue into the light and airy open plan living area with feature roof lantern, providing lots of natural light.

The kitchen area has been recently fitted and comes with a worksurface, sink drainer unit, as well as an integrated dishwasher, bin cupboard and an integrated electric hob and oven. The living area is a lovely size with UPVC double glazed window with outlook to the front. Lastly there are two double bedrooms at the rear of the property. Bedroom one is a good-sized double with UPVC double glazed window to the rear. Bedroom 2 is another good-sized double with UPVC double glazed window to the rear. The apartment also benefits from access to a good-sized loft that has been boarded and has a light.





## STAR POINTS

- Spacious Garden Level Apartment
- Open Plan Kitchen/Diner/Lounge
- 2 Bedrooms
- Modern Bathroom
- Attractive Sunny Garden
- Tandem Off-Road Parking
- Large Loft Space
- Ideal First-Time Buy or Investment
- Convenient Location
- Nice Condition

## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - C

There is a water meter at the property.

For prices & more information about Council Tax, go to council website: <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>

## VIEWING ARRANGEMENTS

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

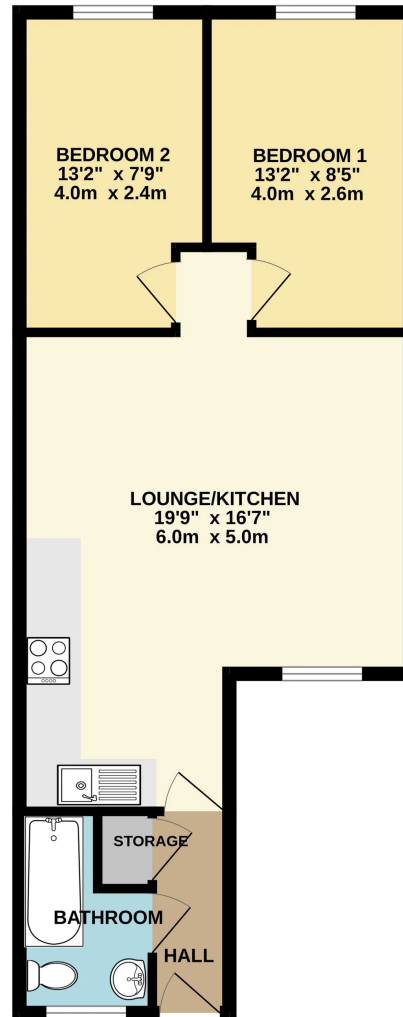
## DIRECTIONS

What 3 Words: link.back.shop

Sat-nav: TQ1 1LR



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.  
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**Gargan & Hart**

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