



Asking Price Of £85,000

Warren Hill, Torquay,
TQ2 5SH

Taylor's are now offering this newly refurbished one bedroom ground floor flat which forms part of a delightful grade two listed Georgian property. Situated within walking distance of both Torquay town centre and also the harbour and beach along with a theatre, restaurants and wine bars. Offering well planned accommodation with a generous lounge/diner with new kitchenette off, a large double bedroom with ensuite shower room/WC. There is also a communal courtyard area. Offered with no chain and early viewing is strongly recommended.



Communal entrance A well presented entrance leading to all flats. Access via intercom. Private front door to flat.

HALLWAY Large built in store cupboard. Electric pane heater. Modern consumer unit and entry intercom.

LOUNGE/DINER - 4.4m x 3.8m (14'5" x 12'5") A lovely bright and spacious lounge/diner with feature bay window with deep cill overlooking Warren Hill towards Abbey Road. There is ample space for furniture and the focal point of the room is an original decorative cast iron fireplace with inset side tiling and slate hearth. Wood effect flooring. Electric panel heater and archway to:-

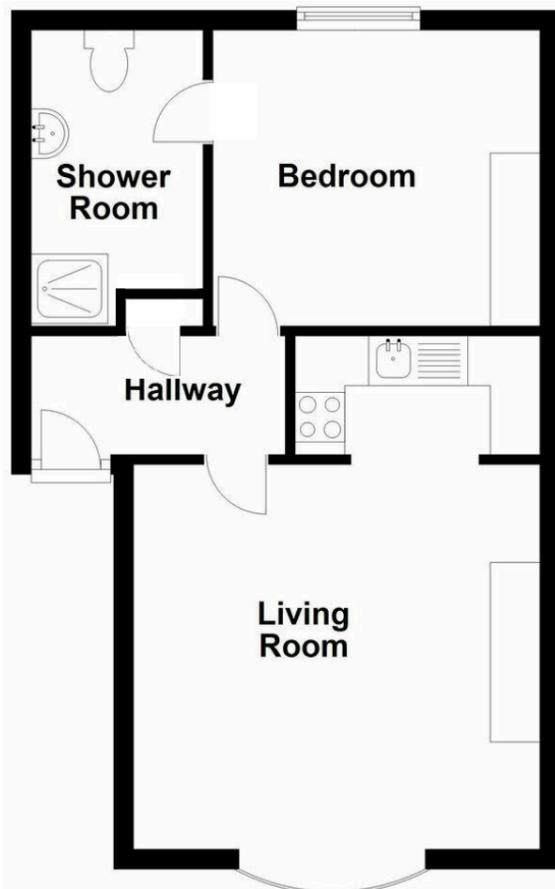
KITCHENETTE A neat and compact kitchen area fitted with a range of new matt white wall and base units finished with a black quartz effect work top. Butter style sink with chrome mixer tap over. Brand new Amica slot with electric cooker with white cooker hood over. Cookology under counter fridge/freezer. Spotlights and ATC compact hot water heater for kitchen and bathrooms.

BEDROOM ONE - 3.1m x 2.9m (10'2" x 9'6") A well proportional double bedroom with original sash window over looking courtyard. Recessed wardrobe space with curtain and storage. Deep cill to window and door to:-

ENSUITE Another spacious room fitted with a white suite comprising shower cubicle with Triston electric shower. Pedestal wash hand basin and close coupled WC. Plumbing for washing machine and space for store unit, towel rail etc.

OUTSIDE Communal courtyard area.

PARKING On street with local authority car park across the road.



Address 'Warren Hill, Torquay, TQ2 5SH'

Tenure 'Leasehold'

Council Tax Band 'A'

EPC Rating '40 | E'

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