



Torquay

2x 1x

ENERGY RATING
E53

- Self-Contained Apartment
- 2 Bedrooms
- Ground Floor
- Off Road Parking
- Communal Outside Space
- Double-Glazed Windows & Doors
- Modern Fitted Kitchen & Shower Room
- Established Residential Location
- Convenient for Amenities
- Smartly-Presented

Guide Price:
£160,000
LEASEHOLD

104B Forest Road, Torquay, TQ1 4JY

Occupying the ground floor of this mature end terraced house, skilfully converted to just 2 properties over recent years is this superb, self-contained apartment. Smartly-presented and with modern features, the property offers roomy accommodation as well as 2 additional store rooms providing excellent storage space, off road parking and use of communal outside space for sitting out or drying washing. Subject to all necessary planning and consents, there is potential for a garage on the parking space and the conversion of the cellar store rooms to be made into additional accommodation.

The property is situated in an established and sought-after location within easy reach of an excellent range of shops and amenities at Plainmore with St Marychurch and Babbacombe within a mile. A similar distance is Torquay town centre leading down to the seafront and marina.

Accommodation:

Stepping inside, the property has its own entrance door leading into a smart modern kitchen with comprehensive range of modern cabinets and a breakfast bar. A living room has a bay window overlooking the front and a decorative fireplace. There are 2 well-proportioned bedrooms and a shower room/WC with modern white suite.

Outside:

Use of communal space at the rear and private area to the side, off which are 2 additional store rooms, externally access with good useable head-height with potential (stp) for conversion to further accommodation.

Agents Notes:

Council Tax: Currently Band A

Tenure: The property will be offered with a new long-term lease.

Lease: TBC

Ground Rent: N/A

Mains water. Mains drainage. Mains electricity.

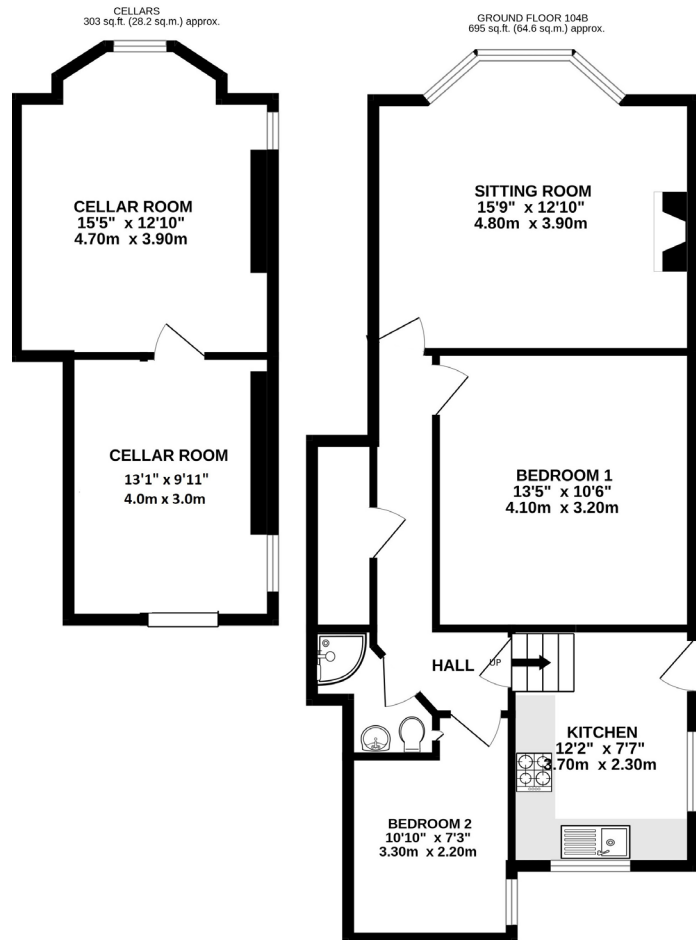
Floor Plans - For Illustrative Purposes Only

Parking:

Off road parking space at the rear (large enough to construct a garage subject to all necessary consents and approvals) with easy on street parking available.

Directional Note:

The property is situated on the left going up the hill on the corner of Forest Road & Empire Road.



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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Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.