



Ridgewater
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3 Bedroom Flat for Sale in Victoria Road, Torquay

£139,950

FLOOR PLAN



DESCRIPTION

A spacious three bedroom first floor flat situated towards the upper end of the road and conveniently placed for the shops and amenities of Market Street and the main town centre area with local schools and bus services operating within in the surrounding area.

The flat offers very good sized living accommodation with double glazed windows and electric heating. New carpets have been fitted and it has been freshly decorated. Outside there is the benefit of a separate garden area to the rear which has direct access from the back door of the flat.

Accommodation.

Main front door opening to the long

Entrance Hall shared with the ground floor flat. Door to Utility Room with a washing machine shared by both flats.

Glazed entrance door to the **First Floor Flat** with stairs and a handrail leading up to the

Spacious Main Landing 12'7" x 5'11" (3.86m x 1.81m) overall. Balustrade and handrail surround. Dado rail. Electric radiator. Access to the loft space.

Bedroom 1. 13'8" x 10'4" (4.18m x 3.15m). Large double glazed window to the front. Electric radiator. Chimney breast with alcoves to either side with a shelf.

Bedroom 2. 12'7" x 12'5" (3.85m x 3.81m). Large double glazed window to the rear. Electric radiator. Chimney breast with alcoves to either side with a shelf and tiled mirror.

Bedroom 3. 9'7" x 7'7" (2.92m x 2.34m). Large double glazed window to the front. Electric radiator.

Small Rear Landing.

Lounge. 14'3" X 11'5" (4.35m X 3.50m). Double glazed window to the side. Coved ceiling. Wall lighting. Alcove with a built in storage cupboard. Electric radiator. Two steps up lead to

Inner Lobby with a tiled floor. Cupboard housing the hot water cylinder with shelving.

Shower Room/WC. 7'0" X 5'6" (2.14m 1.69m). White suite comprising a close couple WC and a pedestal wash basin. Shower cubicle with glazed screens and a chrome mixer shower fitting. Walls and ceiling finished with shower wall panelling. Tiled floor. Electric heater. Extractor fan. Roof light. Obscure single glazed window to the side.

Rear Lobby with a glazed door and an obscure double glazed door to the outside. Tiled floor. Electric panel heater.

Kitchen. 7'9" x 5'6" (2.36m x 1.68m). Obscure double glazed window to the side. Fitted with modern floor base cupboards and drawers with roll edge work tops and a stainless steel sink unit with a mixer tap. Matching wall cupboards. Tiled surrounds. Four ring electric hob with electric oven below and a stainless steel cooker hood over. Space and plumbing for a washing machine. Space for a fridge/freezer. Ceiling spotlights.

Outside. Approached from the rear lobby, the flat has direct access to it's own small garden with a paved area and raised wooden deck. Outside tap.

Tenure. Leasehold. Remainder of 999 year lease. Maintenance is split 50/50 with the ground floor flat, on an as and when basis. Buildings Insurance contribution approx. £200 per annum.

Council Tax Band A (£1421.83 2023/24).

Energy Performance Rating Band E.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by

separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please

inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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