



Ridgewater

Local • Independent • Experts

2 Bedroom Flat for Sale in Marnham Road, Torquay

£170,000

FLOOR PLAN



DESCRIPTION

Delightful 2 Bedroom Ground Floor Flat in this popular residential area in Torquay, the property has 2 double bedrooms, a large lounge with an archway to a kitchen and a courtyard garden. The property would be ideal for First Time Buyers or Investors

Entering the property into the shared entrance, the property is on the ground floor with a door into the hallway with doors to:

Main Bedroom 12'11" x 12'8" (3.96m x 3.87m) Max with Upvc double glazed bay window overlooking the front, this light and airy room is painted white with grey laminate flooring and a radiator

Bedroom 2 12'11" x 7'3" (3.95m x 2.23m) With Upvc double glazed window to the rear painted white with grey laminate flooring and a radiator

Bathroom 6'0" x 5'4" (1.84m x 1.64m) White bath with shower attachment, sink and toilet, chrome heated towel rail

Lounge 16'0" x 11'1" (4.88m x 3.38m) With Upvc double glazed window to the side painted white with grey laminate flooring and a radiator, recessed fire place

Archway to:

Kitchen 10'3" x 8'6" (3.13m x 2.60m) Range of units with Upvc double glazed window over looking the rear garden, space for gas or electric cooker, washing machine and fridge/freezer. Baxi boiler providing hot water and central heating

Upvc door to

Rear Courtyard raised deck with seating, ideal for outdoor entertainment.

Leasehold 998 year lease

Share of maintenance on a as required basis

EPC D

Council Tax Band A

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.

VIEWING: By Appointment with Ridgewater 01803 525100

PHOTOS





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