



WILLIAMS HEDGE

ESTATE AGENTS



York Road, Torquay

Leasehold £199,950

Ground Floor Flat in a Converted Detached Villa | Sought After Location | Porch | Hall
Lounge/Dining Room | Kitchen | 2 Bedrooms (1 with en-suite W.C) | Bathroom | Sun Terrace
Allocated Parking Space | Viewing Recommended.



Flat 2, Burnham House, York Road, Torquay TQ1 3SG

A ground floor flat being one of just six apartments situated in a highly sought after quiet location within short walking distance of the popular St Marychurch shopping precinct, Babbacombe Downs, bus services and all that this lovely area has to offer. The accommodation which has gas central heating and double glazed windows has its own entrance being the original main entrance and comprises porch, hall, lounge/dining room, kitchen, 2 bedrooms (1 with en-suite W.C), guest bathroom. Outside the flat has a sun terrace and car parking space. We understand that the original detached Victorian Villa was converted in 2002. Viewing of this property is essential to fully appreciate the accommodation and the location.

THE ACCOMMODATION COMPRISES

uPVC double glazed entrance door to

PORCH With coved ceiling, part glazed door to

HALL With coved ceiling.

UTILITY CUPBOARD With space for appliance.

LOUNGE/DINING ROOM 17' 0" x 13' 5" (5.18m x 4.09m) With coved ceiling, two radiators, wall light points, TV aerial point, telephone point, uPVC double glazed windows and uPVC double glazed door opening to

SUN TERRACE 13' 8" x 7' 8" (4.17m x 2.34m) With pleasant outlook over garden.

Archway from the dining area opens to

KITCHEN 9' 9" x 5' 11" (2.97m x 1.8m) Fitted with range of units comprising work surfaces with drawers and cupboards under, inset stainless steel 1 ½ bowl sink unit, inset gas hob, cooker hood over, integrated oven, integrated fridge, integrated freezer. Range of wall cupboards, wall mounted gas boiler for central heating and hot water, uPVC double glazed window.

BEDROOM 1 13' 6" x 8' 7" (4.11m x 2.62m) With coved ceiling, radiator, uPVC double glazed windows and uPVC double glazed door, wall light points, TV aerial point.

EN-SUITE CLOAKROOM With close coupled W.C, pedestal wash hand basin, coved ceiling, tiled walls, heated towel rail, built-in wardrobe.

BEDROOM 2 11' 5" x 10' 8" (3.48m x 3.25m) With coved ceiling, radiator, uPVC double glazed windows, built-in wardrobe.

BATHROOM White suite comprising tiled panelled bath with shower attachment, close coupled W.C, pedestal wash hand basin, coved ceiling, tiled walls, extractor fan, tiled floor, radiator.

OUTSIDE Immediately to the rear of the lounge is a sun terrace. There is an allocated car space.

TENURE - LEASEHOLD

999 Years Lease from 1/4/2002

Maintenance Charge - TBC

Freehold owned by all 6 flats jointly

Well behaved pets Allowed

Age: (unverified)	Postcode: TQ1 3SG
Current Council Tax Band: C EPC Rating: D	Stamp Duty:* £1,499 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.



Zoopla!

61-63 Torquay Road | Paignton | TQ3 3DT tel: 01803 554322
email: info@williamshedge.co.uk www.williamshedge.co.uk

