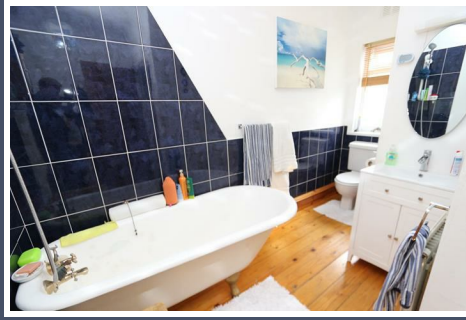




TORRE, TORQUAY, TQ2 7PB

ASKING PRICE £185,000





• 360 TOUR • DECEPTIVELY SPACIOUS MAISONETTE • FINISHED TO A VERY GOOD STANDARD • GENEROUS SIZE ROOMS • LIVING ROOM • KITCHEN DINER • BATHROOM WITH ROLL-TOP BATH • THREE DOUBLE BEDROOMS • LARGE GARDEN • FAR REACHING VIEWS

LOCATION

THIS DECEPTIVELY SPACIOUS MAISONETTE IS SITUATED OVER TWO FLOORS. IDEALLY LOCATED FOR BEING CLOSE TO TOWN, THE RETAIL PARK THE WILLOWS, SUPERMARKETS, INDEPENDENT SHOPS, A FULL RANGE OF SCHOOLING AND EASY ACCESS TO TORBAY HOSPITAL.

ACCOMMODATION

THIS FANTASTIC MAISONETTE HAS BEEN FINISHED TO A VERY GOOD STANDARD THROUGHOUT. ACCOMMODATION COMPRISES AN ENTRANCE HALL, MODERN KITCHEN, LIVING ROOM, TWO DOUBLE BEDROOMS AND A BATHROOM ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE IS A DOUBLE BEDROOM WHICH HAS POTENTIAL AND LAPSED PLANNING TO EXTEND.

OUTSIDE

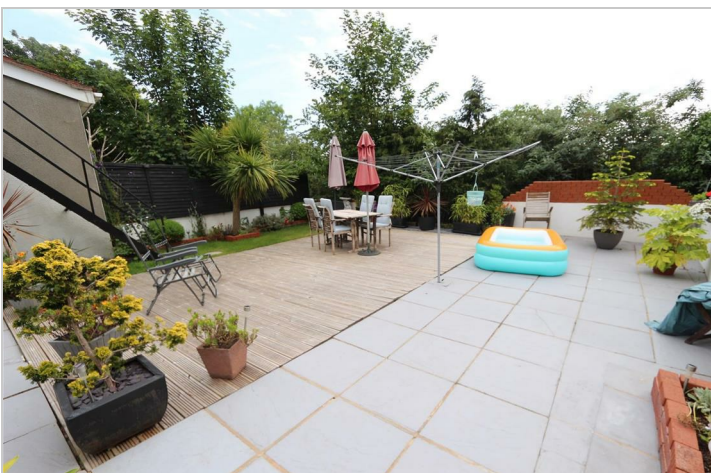
THE FRONT OF THE PROPERTY HAS A VERY WELL PRESENTED SEATING AREA WHILST TO THE REAR THERE IS A VERY LARGE GARDEN ACCESSED VIA A BALCONY AND STAIRWELL WITH FAR REACHING VIEWS.

LEASE INFORMATION

LEASE LENGTH: APPROXIMATELY 89 YEARS REMAINING

GROUND RENT: £1 PER ANNUM

SERVICE CHARGE: PAID AS AND WHEN REQUIRED ON A 50/50 BASIS WITH 43 AUDLEY AVE.



ROAD MAP



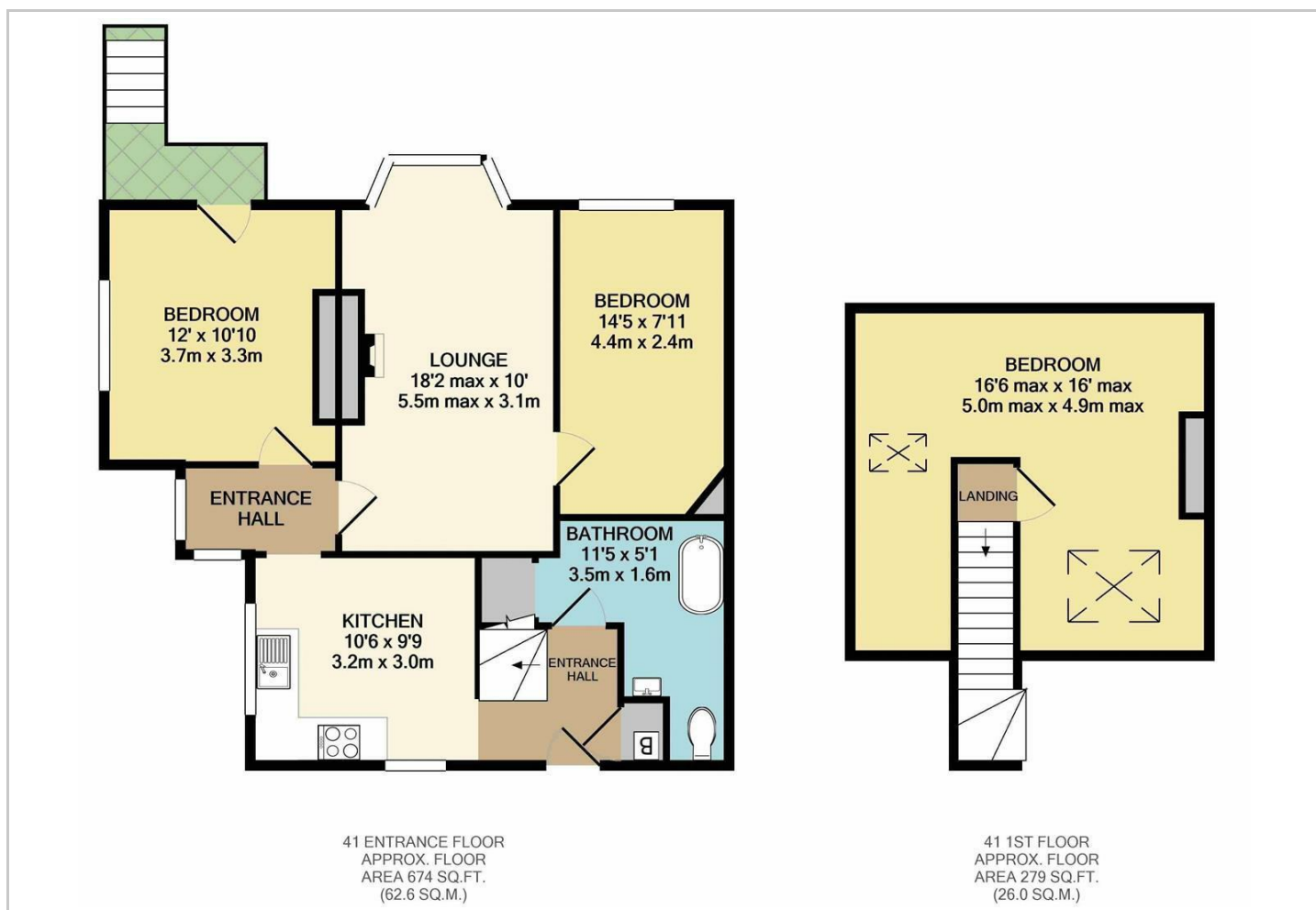
HYBRID MAP



TERRAIN MAP



FLOOR PLAN



COUNCIL TAX - BAND B

VIEWING

PLEASE CONTACT OUR EMERY & PIPER OFFICE
ON 01803 315770 IF YOU WISH TO ARRANGE A VIEWING
APPOINTMENT FOR THIS PROPERTY OR REQUIRE
FURTHER INFORMATION.

THE ACCURACY OF THESE PARTICULARS IS NOT GUARANTEED NOR DO THEY FORM PART OF ANY CONTRACT. APPLICANTS SHOULD VERIFY DETAILS BY PERSONAL EXAMINATION AND ENQUIRY. CONSUMER PROTECTION REGULATIONS THE AGENT HAS NOT TESTED ANY APPARATUS; EQUIPMENT, FIXTURES OR SERVICES AND SO CANNOT VERIFY THAT THEY ARE IN WORKING ORDER OR FIT 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. YOU ARE ADVISED TO CHECK THE AVAILABILITY OF THIS PROPERTY BEFORE TRAVELLING ANY DISTANCE TO VIEW.

ENERGY EFFICIENCY GRAPH

