



Pendennis Road | Torquay | TQ2 7QA

Asking Price Of £75,000

A purpose built 1 bedroom ground floor flat located towards the outskirts of Torquay close to local shops and amenities. The accommodation comprises a lounge/diner, kitchen, double bedroom, utility/office and bathroom having warm air heating and double glazing. There are communal gardens and drying lines plus a non-allocated parking space within the car park area. Now being offered with NO CHAIN viewing is recommended. A great first time or buy to let purchase.

- GROUND FLOOR FLAT
- 1 BEDROOM
- LOUNGE/DINER
- UTILITY/OFFICE
- BATHROOM
- PARKING
- COMMUNAL GARDENS

Communal Entrance.

Access via security intercom. Upon entrance private front door to flat to the right for ease of access.

Hallway

Built-in coat cupboard. Built in airing cupboard housing lagged copper cylinder. Cupboard with trip switch fuse box. Entry intercom.

Lounge/Diner 4.8 m x 3.2 m at widest

A good size lounge/diner having a double-glazed window to one end enjoying an open outlook. TV point. Telephone point.

Kitchen 3.1 m x 1.9 m at widest

Fitted with a range of wall and base units with work surface over and having a single drainer sink unit. Space for cooker with electric cooker point. Part tiled walls. Double glazed window to the front aspect.

Bedroom 3.7 m x 3.4 m at widest

A double bedroom having a double-glazed window enjoying an open outlook. Cupboard housing Creda warm air heating system.

Bathroom

Fitted with a white suite comprising bath with electric shower fitment over wash hand basin and WC. Double glazed window.

Utility/Office 1.9 m x 1.4 m at widest

An ideal utility room having plumbing for washing machine and space for appliances. Double glazed window. Gas point (capped off). This room could also be used as a small office if desired.

Outside

Our communal lawn gardens both front and rear with dustbin store and washing line provision

Parking

There is a non-allocated parking space within the communal car park area.

Material Information

Leasehold TBA

Maintenance Charge: £1,986

Ground Rent: £9.96

Address

Pendennis Road, Torquay, TQ2 7QA

Tenure

Leasehold

Council Tax Band

A

EPC Rating

TBC

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.