



Flat 3, 7 St Efrides, Torquay TQ2 5SG

Asking Price Of £80,000

Conveniently located on the outskirts of Torquay town centre and within close proximity to local shops, transport links and seafront is this one bedroom ground floor flat. The accommodation comprises a double bedroom, lounge, kitchen, utility room and cloakroom. Along with the a fair amount of inside space the property also benefits from a private courtyard garden and a brick built out house at the rear. The property is in need of modernisation and updating but would create the perfect investment project. This property is offered for sale with no onward chain!

- GROUND FLOOR FLAT
- 1 BEDROOM
- COURTYARD GARDEN
- IN NEED OF UPDATING
- CHAIN FREE!

Entrance Hall

Double door with frosted windows to the front entrance. Partly tiled flooring and partly carpeted flooring. Radiator. Consumer unit and electric meter. Two cupboards providing handy shelved storage space. Doors to :-

Lounge - 4.11m x 2.48m (13'5" x 8'1")

Single glazed window to the front aspect. Electric fire with stone effect hearth and surround and slim wooden mantle above. Radiator. Carpeted flooring. Roof light.

Kitchen - 2.84m x 2.79m (9'3" x 9'1")

Ample space to crest the perfect modern kitchen, there is currently a gas cooker along a stainless steel sink unit with mixer tap and a set of storage cupboards below. Worktops area with concealed bath below. Cupboard housing gas combination boiler. Double glazed window to the front aspect. Tiled flooring.

Utility Room - 2.67m x 1.24m (8'9" x 4'0")

Single glazed window to the rear aspect. Tiled flooring. Radiator. Door to:-

Bedroom - 3.5m x 2.74m (11'5" x 8'11")

A good size double bedroom with two double glazed windows to the rear aspect. Carpeted flooring. Radiator.

WC

Fitted with a two piece white suite comprising a hand wash basin and WC. Single glazed window to the front aspect. Wood effect hard flooring.

Outside

To the front of the property is a pathway laid to concrete with raised planting borders. To the rear of the property is a private courtyard garden laid mostly to concrete. There is also a brick built outhouse which is in need of some attention but provides handy outside storage.

Material information

Share of freehold (33% share) and 959 years remaining on the lease. Maintenance on an as and when basis. No ground rent.

GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.



TOTAL FLOOR AREA - 41.1 sq.m. (442 sq.ft.) approx.
Map with Merge - 0203



Address

FLAT 3, 7 ST EFRIDES, TORQUAY, TQ2 5SG

Tenure

LEASEHOLD

Council Tax Band

A

EPC Rating

D

Contact Details

117 Union Street
Torquay
Torbay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904

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.