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01803 897321



Gargan & Hart

Estate Agents



Drake Avenue | Torquay | TQ2 6JL

Guide Price £180,000 - £200,000

Experienced Estate Agents working for you.

This superb two bedroom ground floor apartment is situated in one of Chelston's most popular residential areas and is ideally placed for easy access to countryside walks, the picturesque village of Cockington and public transport. Torquay town centre and seafront promenade, with its array of shops, restaurants, bars and theatre are also just a short drive away, as are arterial roads to Newton Abbot, Exeter and Plymouth, making it the perfect location for those wanting to explore all that the English Riviera has to offer!

The accommodation itself has been tastefully presented throughout, with solid wood or wood effect laminate flooring and a neutral décor featuring in most of the principal rooms, providing a modern and contemporary feel. Upon entry, the principal rooms lead off a generous sized, light and welcoming reception hall, with useful built-in storage cupboard. The lounge is spacious and full of natural light, courtesy of a large picture window with outlook to the front. Also enjoying an outlook to the front is bedroom two, a well proportioned double room with large picture window. To the rear, the kitchen is well equipped with plenty of Shaker style base and drawer units, with built-in eye level double oven, integral hob and glazed door, with adjoining window, leading out to the rear garden. The master double bedroom, again with large picture window, benefits from attractive views over the rear garden. Completing the property's layout is a modern, fully tiled bathroom, with obscure window to rear.

Outside, to the front of the property there is a shared driveway leading to the rear where the property benefits from its own private enclosed garden which is partly laid to paved patio and lawned areas, perfect for relaxing and enjoying summer evenings! The garden is well stocked with an abundance of mature flowers and shrubs and incorporates a feature ornamental pond, greenhouse and useful outbuildings with light and power.

Viewing of this sensibly price and well appointed apartment is highly recommended to fully appreciate the accommodation and location it offers.

ROOMS AND DIMENSIONS

RECEPTION HALL

LOUNGE

11' 10" x 13' 02" (3.61m x 4.01m)

BEDROOM 1

10' 03" x 11' 10" (3.12m x 3.61m)

BATHROOM

KITCHEN

BEDROOM 2

9' 11" x 8' 10" (3.02m x 2.69m)

ADDITIONAL INFORMATION

Tenure - Leasehold

Lease - 999years from 2003

Service Charge/ Ground Rent - £0

Maintenance Charges Split Equally Ad Hoc

Council Tax Band - B

Local Authority - Torbay Council

EPC - C

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road, at the traffic lights turn into Shiphay Lane and proceed over the next set of traffic lights into Shiphay Avenue before turning left at the mini roundabout into Upper Cockington Lane. Continue some distance into Drake Avenue where the property will be seen some distance along to the right hand side.



- Superb Ground Floor Apartment

- Popular Residential Location

- 2 Double Bedrooms

- Spacious Lounge

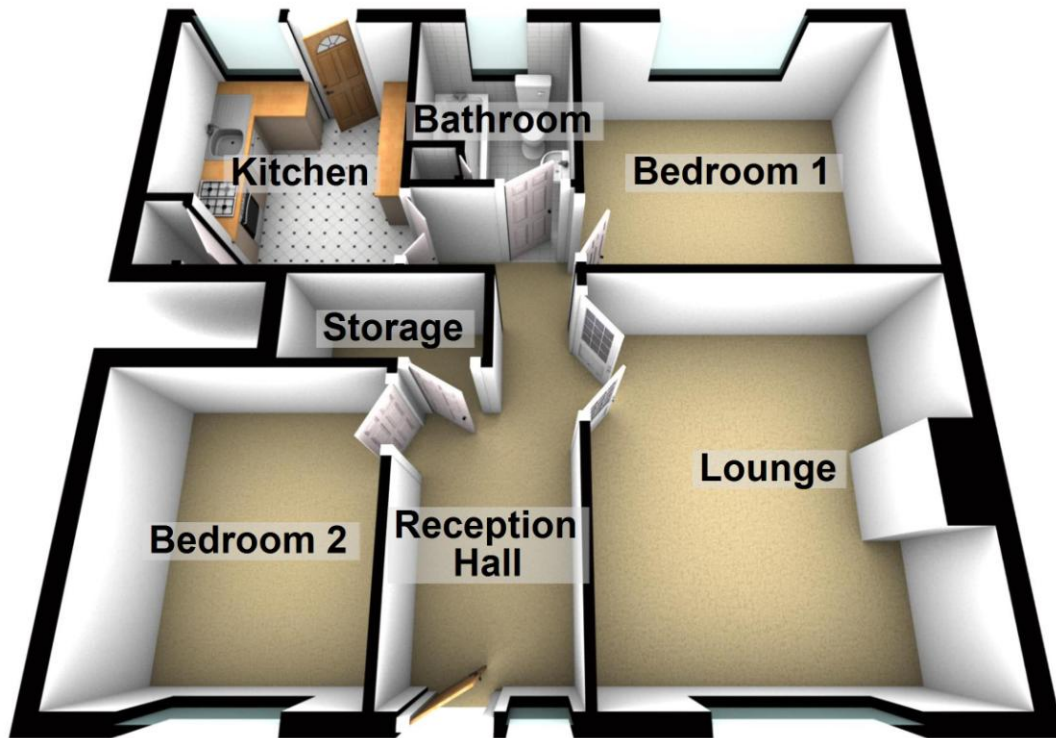
- Modern Kitchen & Bathroom

- Attractive Rear Garden with Outbuildings

- Driveway Parking

- Viewing Highly Recommended

Apartment



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU