



## Clennon Court | Torquay | TQ2 8HL

Asking Price Of £140,000

Located on the outskirts of Torquay and within close proximity to local shops and bus routes is this good sized, three bedroom flat. Situated on the second floor of the complex, the accommodation comprises a lounge / diner, kitchen, utility room, three bedrooms and family bathroom. The property also benefits from a small balcony off bedroom three and the use of a private outside storage shed. This property is in need of some modernisation and is offered for sale with no onward chain.

- THREE BEDROOMS
- SECOND FLOOR FLAT
- LOUNGE/ DINER
- BALCONY
- CONVENIENT LOCATION
- CHAIN FREE!

Communal entrance - Security entrance door to front. Stairs leading to all floors. Tiled flooring and door to:-

Entrance hallway - Security door entry system. Carpeted flooring and radiator. Doors to:-

Kitchen - 2.28 x 2.878 max. Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset 1 and half bowl sink unit with mixer tap. Tiled splash backs. Electric oven. Spaces for dishwasher and fridge freezer. Double glazed window to rear aspect and extractor.

Utility room - 1.353 x 1.726 max. A handy utility room with space and plumbing for a washing machine. Gas combination boiler. Cupboard housing consumer unit. Fitted shelving. Glazed window to the rear aspect.

Lounge / diner - 3.493 x 5.24 max. A generous living space with a double glazed window to the front aspect. Ceiling coving and carpeted flooring. Radiator. Tv point. Door to:-

Inner hallway - Carpeted flooring and ceiling coving. Storage cupboard providing the perfect shelved storage space. Doors to:-

Address 'Clennon Court, Clennon Lane, Torquay, TQ2 8HL'

Tenure 'Leasehold'

Council Tax Band 'B'

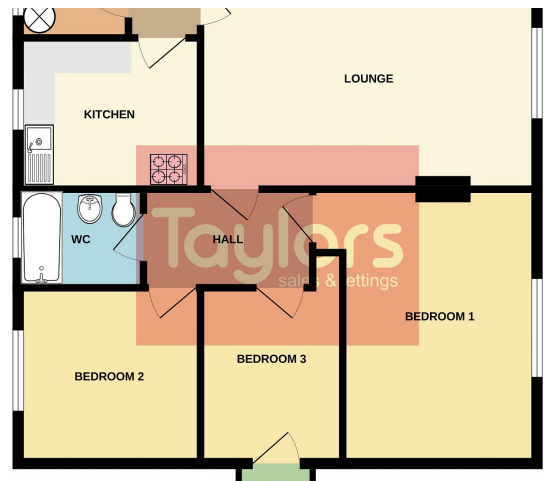
EPC Rating 'D'

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Bedroom 1 - 4.347 x 2.88 max. A bright and spacious main bedroom with a double glazed window to the front aspect. Ceiling coving and carpeted flooring. Radiator.

Bedroom 2 - 2.884 x 2.676 max. A good size double bedroom with window to the side aspect. Carpeted flooring and ceiling coving. Radiator.

Bedroom 3 - 2.24 x 3.09 max. A versatile room that would create the perfect home office or third bedroom. Double glazed tilt and turn style turn to the side aspect leading out onto a small balcony enjoying distant countryside views. Carpeted flooring. Radiator.

Bathroom - Fitted with a three piece white suite comprising of a pedestal hand wash basin, push button W/C, and a panel fronted bath with mains shower above. Frosted double glazed window to the rear aspect. Extractor. Wood effect hard flooring.

Outside - To the front of the property is a communal front garden laid mostly to lawn. To the rear of the property is a tarmac drying area along with a private storage shed for this property providing the perfect storage for a bike perhaps.

Material Information: Tenure, Leasehold. Length of lease remaining, 87 years. Ground rent, £9.96 per year. Service charge, £1371 per year. Pets allowed and allowed to sub let. Boiler serviced November 23

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.