



## East Street, Torquay, TQ2 5AD

If you are searching for a spacious apartment within a few minutes walk of Torquay town centre and seafront then this 3–4 bedroom maisonette is just the ticket! Mainly set over two levels this property can offer either four good sized bedrooms, a lounge/kitchen/diner with separate bathroom and WC or alternatively the layout could provide three bedrooms with a separate lounge and the kitchen/diner. The accommodation is beautifully presented and tastefully finished with a modern kitchen including built-in appliances, modern bathroom plus central heating and double glazing. Ideal for those wanting plenty of room and a ready to move into property!

Offers Over £190,000

- 3-4 BED MAISONETTE
- CLOSE TO TOWN
- FLEXIBLE ACCOMODATION
- DG + CH
- WELL PRESENTED



### **Communal Entrance**

Access via intercom. Stairs to 1st floor landing. Private front door to apartment.

### **Reception Lobby**

Having space for coats shoes, et cetera, and leading onto the main hallway, which has the entry intercom and wood effect flooring.

### **Lounge Diner Kitchen - 5.7m x 4.2m (18'8" x 13'9")**

Well-planned room having to double glazed windows to the front aspect and an open outlook across Torquay. The kitchen area is well appointed with a contemporary range of dark grey gloss wall and base units with wood block effect countertops. Built-in glass electric hob with complementary electric oven/grill below and concealed cooker hood with light over. Integrated Kenwood dishwasher, plumbing for washing machine, space for upright fridge freezer. Cupboard housing Potterton gas boiler. Metro tiling to the walls plus under cabinet LED lighting. The lounge/diner is well proportioned and has a TV point and there is wood effect flooring throughout. Please note if you use bedroom two as a lounge, then this room will become a kitchen/diner.

### **Bedroom One - 3.3m x 2.8m (10'9" x 9'2")**

A double bedroom with double glazed window and wood effect flooring. Radiator.

### **Bathroom**

Fitted with a modern white suite having a shower bath with shower attachment over with oversized showerhead and body spray. Vanity units with insect wash hand basin and eliminated mirror over. Tiled walls and floor. Chrome ladder radiator. Toiletry cabinet.

Short staircase to lower hallway area with under stairs cupboard and radiator.

### **Separate WC**

A white suite comprising WC with dual flush and wash hand basin with mixer tap. Double glazed window. Radiator. Medicine cabinet.

### **Bedroom Two - 4.5m x 2.5m (14'9" x 8'2")**

A good sized double bedroom having double glazed window and wood effect flooring. Radiator. As previously mentioned if this is to be used as a lounge then the kitchen will become a kitchen/diner.

Stairs leading to half landing with eaves store cupboard and double glazed Velux window. The stairs continues to the first floor landing where there is a large built-in cupboard with mirrored sliding doors.

### **Bedroom Three - 5.5m x 2.6m (18'0" x 8'6")**

Again, a double room with double glazed window and double glazed Velux window which enjoys an open outlook across Torquay. Two original exposed roof beams. Wood effect flooring. Radiator. Eaves storage.

### **Bedroom Four - 3.3m x 2.7m (10'9" x 8'10")**

Another double room having a double glazed window and double glazed Velux window. Access to loft space. Radiator. Wood effect flooring.

### **Parking**

On road parking only.

### **Material Information**

Leasehold 118 years remaining  
Service charge £880  
Ground rent £10

## **Address**

East Street, Torquay, TQ2 5AD

## **Tenure**

LEASEHOLD

## **Council Tax Band**

A

## **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.*