



All Saints Road, Torquay  
OIEO £110,000 Leasehold



# Flat 3, 27 All Saints Road, Torquay, TQ1 3RD

OIEO £110,000 Leasehold

The property enjoys good access to the local shops and high street along with excellent transport links via the new road which offers an easy commute to Newton Abbot, Exeter and the M5 network beyond. For the outdoor lovers, the south Devon coastline with its picturesque beaches and Dartmoor National Park are both within easy striking distance.

Located in a popular residential area close to Babbacombe, St.Marychurch & Plainmoor this lovely, surprisingly spacious apartment is located on the first floor and benefits from its own private entrance. The accommodation comprises of a fitted kitchen, separate lounge, one double bedroom and there is also a modern shower room. There is an area of communal garden at the rear of the building which is mainly laid to patio and gravel with a stone shed and bin storage area, and there is parking on a private road, on a first come basis.

## Approach

First floor one bedroom apartment accessed via outside stairs at the rear of the property with obscure double glazed door to

## Entrance Hall

Tiled floor and radiator with doors to

## Kitchen

Galley style with double glazed window to the side aspect and a range of matching base and eye level units with roll edge worktops and tiled surround. Inset sink unit. Four ring gas hob with canopy above and oven below. Space and plumbing for washing machine and space for upright fridge freezer. Tiled floor, radiator and wall mounted gas fired boiler.

## Lounge 11'8" (3.56m) x 8'9" (2.67m) Max

Double glazed window to the rear aspect, radiator and television aerial point.

## Bedroom 12'0" (3.66m) x 8'6" (2.59m)

Double glazed window to the rear aspect and radiator.

## Shower Room

Recessed spotlights, extractor fan and obscure double glazed window to the side. Low level flush WC, corner wash hand basin with mixer tap above, shower cubicle with thermostatic mixer shower above. Part tiled walls, tiled floor and chrome effect, ladder style heated towel rail.

## Outside

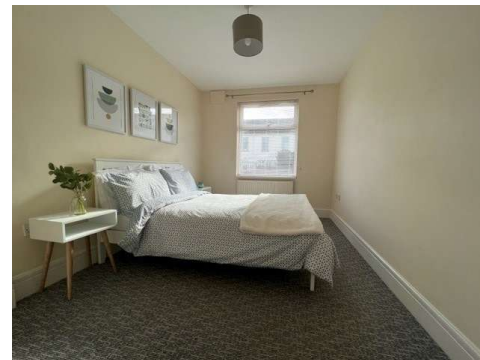
There is an area of communal garden at the rear of the building which is mainly laid to patio and gravel with a stone shed and bin storage area.

## Agents Note

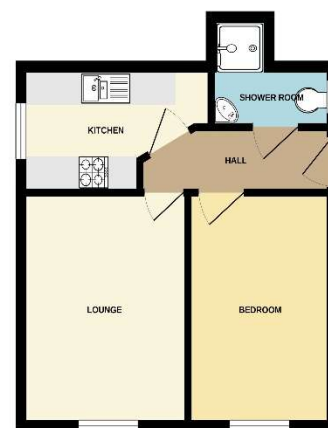
We understand the building was reconfigured in c2008 to provide each apartment (1 of 4) with a private entrance, and separate utilities. Each apartment is on a 999 year lease from 2008 with 25% contribution to any maintenance and building insurance. We have been informed that there is no ground rent fee.

No holiday letting, however long term lets are allowed and 'well behaved' pets are allowed. Council Tax Band: Band A. EPC Rating: EER Rating: D

**Saunders**  
& **Lingard**  
estate agents



GROUND FLOOR



SAUNDERS & LINGARD LTD. IS AN EQUAL OPPORTUNITIES EMPLOYER. WE ARE COMMITTED TO THE PROMOTION OF DIVERSITY AND EQUALITY IN THE WORKPLACE. WE DO NOT DISCRIMINATE ON THE BASIS OF AGE, DISABILITY, GENDER, ETHNICITY, RELIGION OR BELIEF, SEXUAL ORIENTATION, OR ANY OTHER PROTECTED CHARACTERISTIC. THIS POLICY APPLIES TO ALL EMPLOYEES AND APPLICANTS. FOR MORE INFORMATION, PLEASE CONTACT US ON 01392 822222.



[www.saundersandlingard.co.uk](http://www.saundersandlingard.co.uk)



Saunders & Lingard Torbay and Saunders & Lingard Teignbridge (Ltd) wish to inform prospective purchasers that these sales particulars have been prepared as a guide only this includes all of the measurements and photographs. A detailed survey has not been carried out, nor have the services, appliances or fittings been tested. The agents have not had sight of the title documents so the buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.