

# Flat 2, Cedar Cottage

Ref No: 3563

31c Ash Hill Road, Torquay, Devon, TQ1 3JB – Entrance via Chatsworth Road



## Deceptively Spacious First Floor Apartment

Tucked Away in a Residential Enclave yet Close to Torquay Town Centre

Two Good Sized Bedrooms (One with En-Suite), Spacious Open Plan Living Rooms

Great Opportunity for Owner Occupiers, Buy To Let Investors or Holiday Letting

Offered for Sale with No Onward Chain – Viewing Highly Recommended

£135,000 Leasehold

Interested in this property?

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## DESCRIPTION

This deceptively spacious first floor apartment is tucked away off Chatsworth Road, ideally located for Torquay town centre.

The property offers generous accommodation with two good sized bedrooms, one benefitting from en-suite facilities as well as spacious open plan living rooms.

The property is conveniently placed for Torquay town centre and Harbourside beyond, also the local amenities of Plainmoor which include a range of shops and public swimming pool. St Marychurch is just a short distance further where a pedestrianised shopping precinct, golf course and beaches can be found.

The accommodation briefly comprises:-

A stepped approach leads to:-

### UPVC DOUBLE GLAZED FRONT DOOR

Opening to the:-

### RECEPTION HALL

With radiator.

### STUDY/OCCASIONAL BEDROOM

10' 10" x 9' 4" (3.29m x 2.85m)

Steps up to:-

### SHOWER ROOM

With shower, pedestal wash hand basin and WC.

### BEDROOM 2

9' 11" x 11' 6" (3.01m x 3.50m)

With Upvc double glazed window and radiator.

### SITTING ROOM

11' 9" x 11' 7" (3.58m x 3.53m)

With Upvc double glazed window and radiator.

Opening to:-

### DINING AREA

9' 10" x 7' 0" (3m x 2.14m)

With radiator.

Opening to:-

### KITCHEN

9' 1" x 6' 8" (2.76m x 2.03m)

With a range of units and wood effected work surfaces, inset one and half bowl stainless steel sink unit. Fitted electric oven with four ring gas hob over and extractor hood and space for various white goods. Gas fired central heating boiler. Washing machine and fridge also included if required.

Steps down to:-

### BEDROOM 1

13' 7" x 18' 3" (4.15m x 5.55m)

With Upvc double glazed window.

### EN-SUITE BATHROOM

With WC and wash hand basin.

### GARDEN

There is a front gated courtyard.

### TENURE

We are informed that the property is held on a 199 year lease from September 2005, with a 50% share of the freehold with the upstairs flat.

### MAINTENANCE

Maintenance is carried out as and when required.

### EPC RATING C

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

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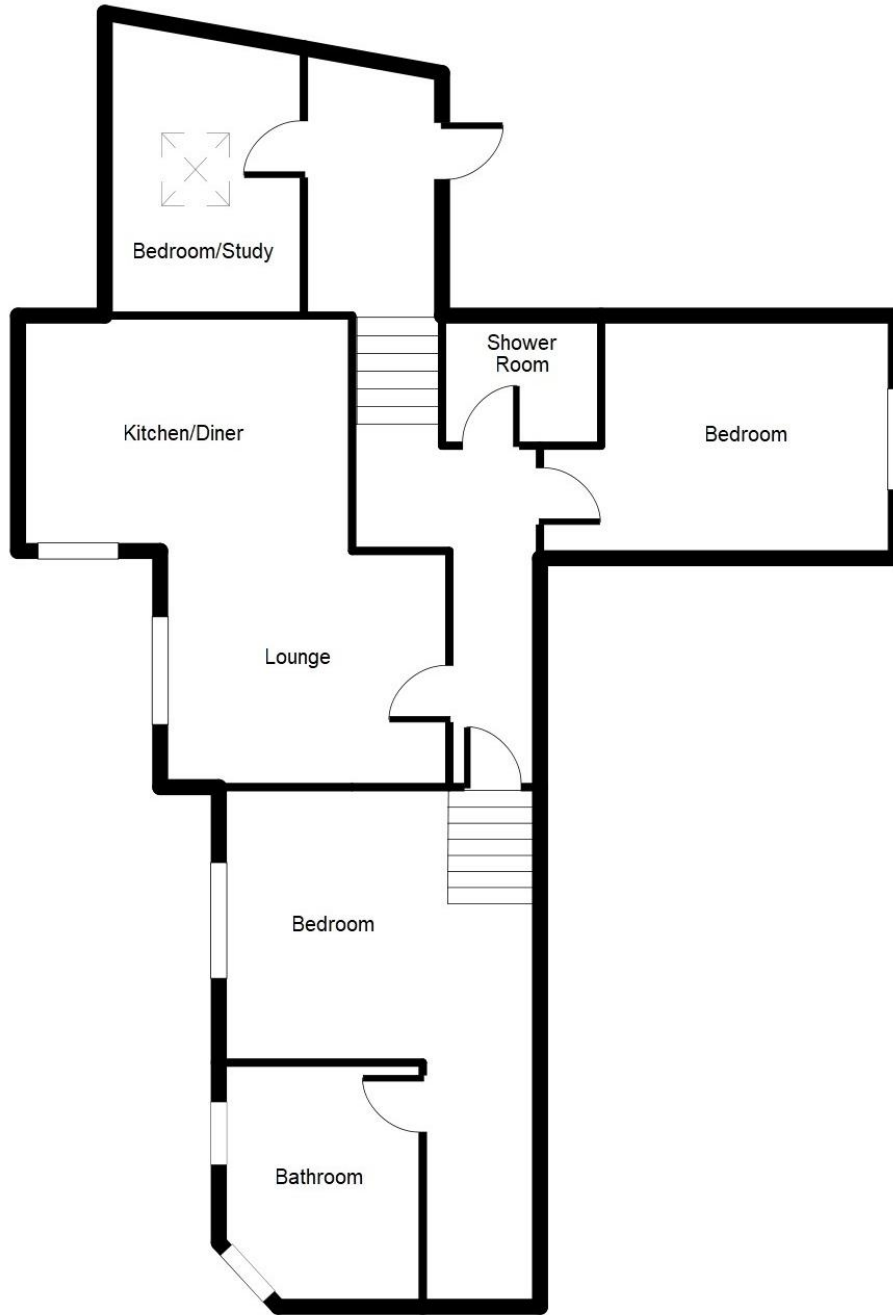
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First Floor Flat

Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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