

# Bridge Cottage

Ref No: 3451

9 Madrepore Road, Torquay, Devon, TQ1 1EY



## A Unique & Characterful Cottage Style Freehold Flat

Situated Within Close Walking Distance from Torquay Town Centre & Harbourside

Suitable for Buy to Let Investors or Owner Occupiers

Potential for Reconfiguration

Accommodation: Lounge, Kitchen, Bedroom, Bathroom & Separate WC

£70,000 Freehold

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## DESCRIPTION

The property is situated just a few yards from Torquay Town Centre and its range of amenities and less than half a mile from Torquay Seafront and Harbourside.

The property is a converted freehold cottage/flat with unique features. The accommodation comprises entrance porch, lounge, kitchen, bedroom, bathroom and separate WC. The property is partly double glazed and heating is via night storage heaters.

The accommodation briefly comprises:-

## ENTRANCE HALL

Partly glazed and door to:-

## ENTRANCE PORCH

From the entrance porch there are steps up to:-

## LOUNGE

9' 9" x 9' 6" (2.97m x 2.90m)

With double glazed window to side.

## KITCHEN

7' 2" x 5' 2" (2.18m x 1.57m)

With window to front and a range of base and wall units, work surfaces and single stainless steel sink.

## BEDROOM

13' 2" x 10' 0" (4.01m x 3.05m)

With double glazed window to side.

## BATHROOM

Double glazed window to rear, panelled bath with tiles surround, wash hand basin. Door to: **AIRING CUPBOARD.**

## SEPARATE WC

With window to rear and wash hand basin.

## TENURE

Freehold. Note: Freehold flats are not suitable for normal first time buyer mortgages.

## EPC RATING E

## COUNCIL TAX BAND A

## VIEWING

Viewing of this opportunity is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

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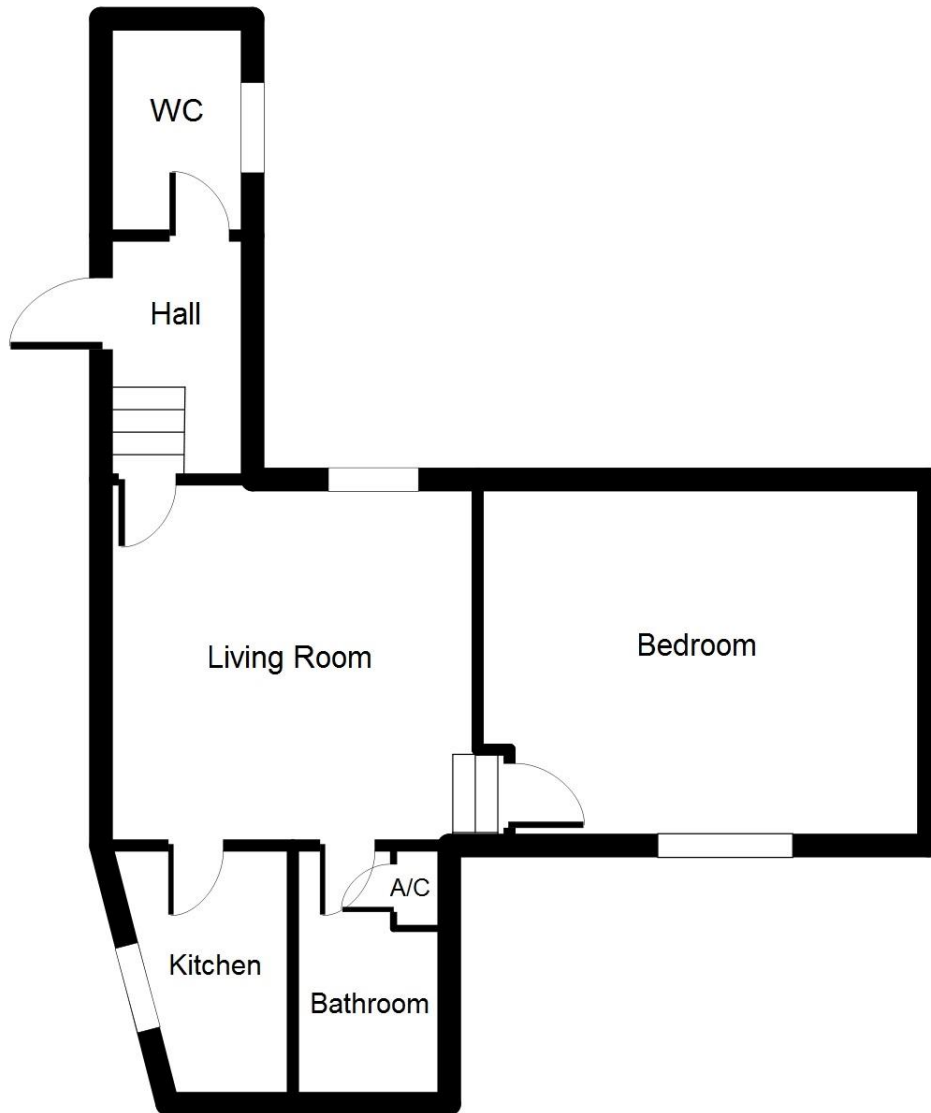


Illustration for identification only - not to scale  
square footage shown is approximate  
Made with Visual Floor Planner  
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