



SUMMARY

Chain-Free | Located in Popular Torre Marine Development | Ground-Floor Flat with Private Patio | Garage & Allocated Parking | Well-Appointed Kitchen with Appliances | Spacious Living Room with Patio Access | Short Walk to Torre Train Station | Close to Torquay Amenities

Price: £160,000

Address: Edmonds Walk, Torquay, TQ1 4FG

Property type: Ground Floor Flat

Tenure: Leasehold

Council tax band: B

EPC: C

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Parking: ✓

Garden: ✓



DESCRIPTION

Nestled in the popular Torre Marine Development, this two-bedroom ground-floor flat offers a well-designed and versatile layout. Boasting its own private patio area, accessible through the living room, the property provides an inviting space for outdoor relaxation. One of the key highlights is the flat's turnkey condition and chain-free status, allowing for a straightforward move for the new owner.

In addition to a garage, the flat benefits from allocated parking for two vehicles, offering ample convenience. The property's location is ideal, with Torre Train Station just a short walk away, making commuting simple. The flat is also within easy reach of Torquay Town Centre, where a range of amenities, including shops, cafes, and recreational spaces, can be found. Families will appreciate the proximity to Torre Primary School and the well-connected transport links provided by

local bus services.

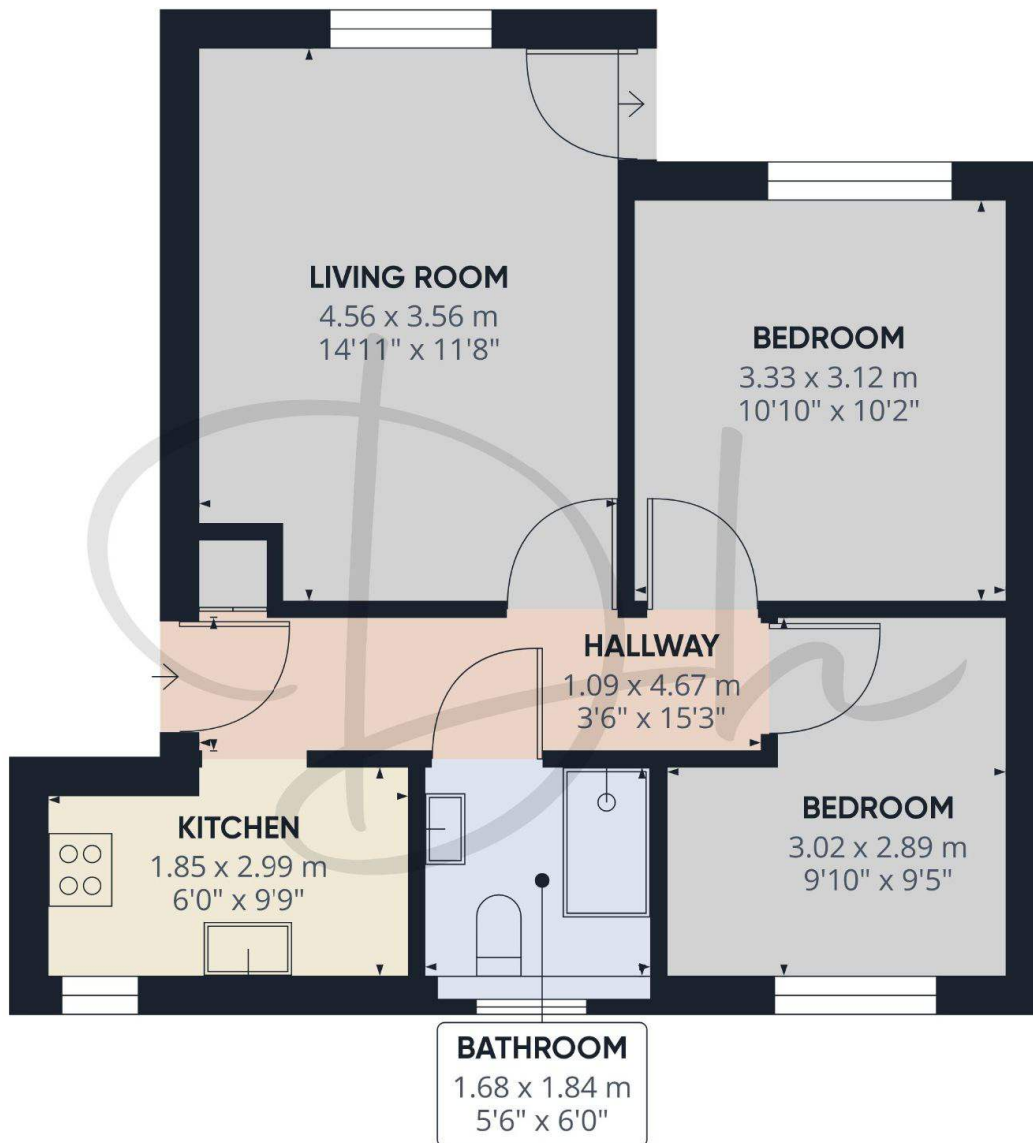
Access to the property is available from either Edmonds Walk or via the residents' car park located at the rear, with level access leading to the private entrance of the flat. Upon entering, the inner hallway offers a built-in cupboard with shelving, which houses the consumer unit for added convenience.

The kitchen is well-appointed with a selection of wall and base units, complete with roll-edge countertops and a stainless steel sink and drainer. The integrated oven, gas hob, and extractor hood provide functional and modern cooking facilities, while there is ample space and plumbing for a washing machine and space for a freestanding fridge/freezer. The gas boiler is neatly concealed within matching cabinetry, maintaining the kitchen's streamlined design.

Moving through the hallway, access is provided to a spacious living room, which benefits from a double-glazed window and a patio door that opens onto an enclosed patio area-ideal for outdoor relaxation.

The property features two well-proportioned double bedrooms and a modern three-piece shower room, which includes a walk-in shower with mains-powered shower overhead. The shower area is complemented by handrails for added accessibility. Additionally, the bathroom is finished with a pedestal wash basin and a low-level WC positioned beneath an obscured double-glazed window, ensuring privacy.

Council Tax Band: B (Torbay Council)
Tenure: Leasehold (142 years)
There are 155 years remaining on the lease as of 1 January 2011.



Approximate total area⁽¹⁾

48.59 m²
523.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360











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