





## SUMMARY

Chain Free | Spacious Three-Level Layout | Bright & Airy Front-Facing Lounge | Two Double Bedrooms | Rear Garden with Side Access | Well-Appointed Kitchen | Double Glazing Throughout | Long Lease with 962 Years Remaining

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**Address:** Princes Road East, Torquay, TQ1 1PF

**Property type:** Maisonette

**Tenure:** Leasehold

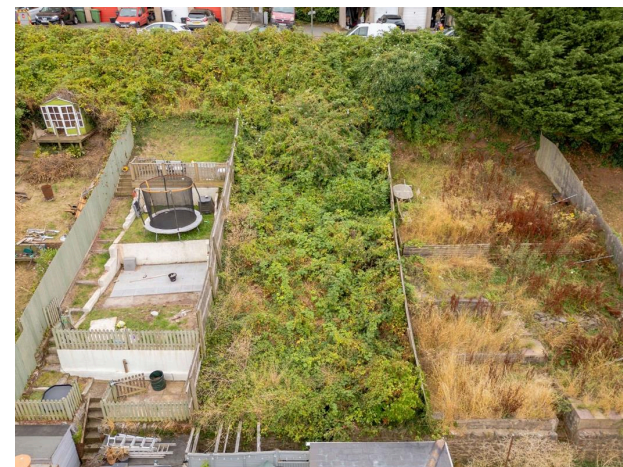
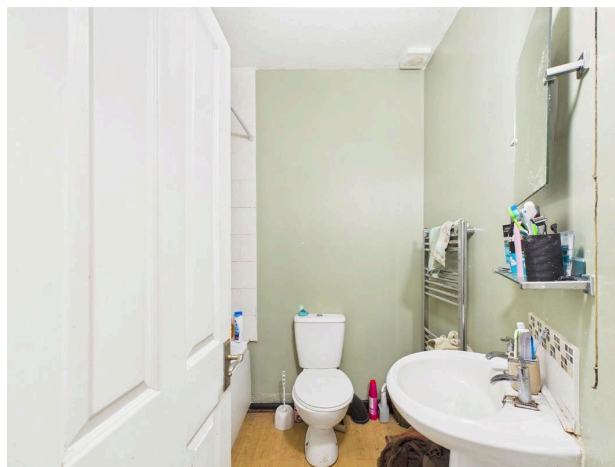
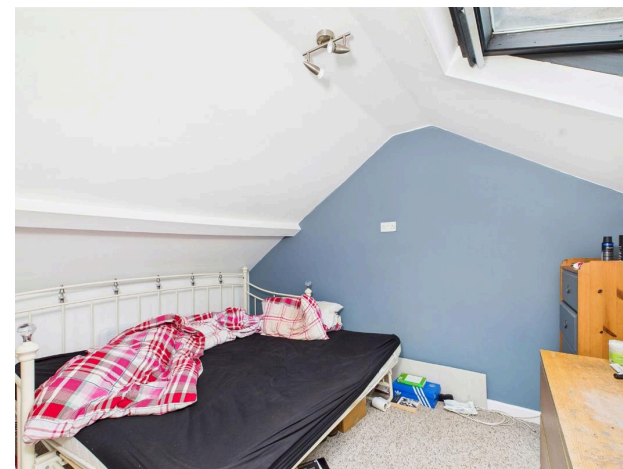
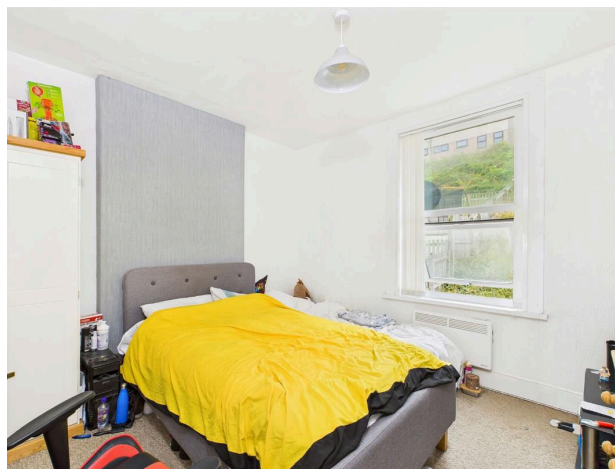
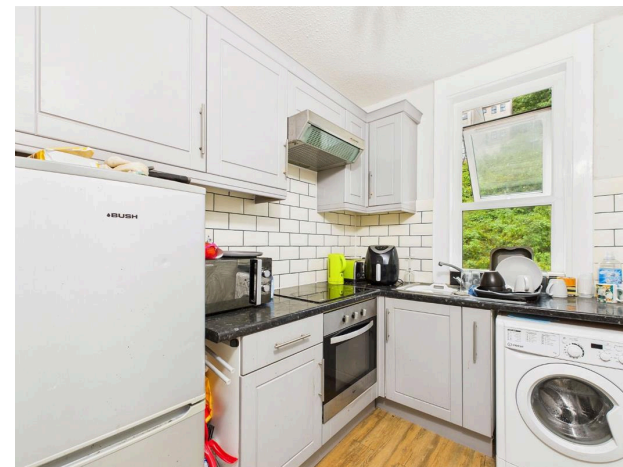
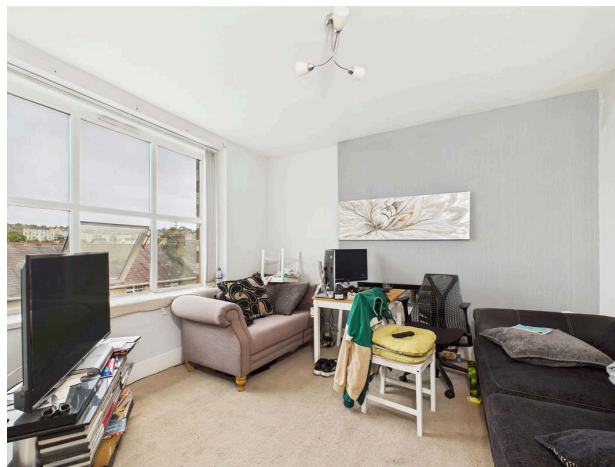
**EPC:** D

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Garden:** ✓



## DESCRIPTION

This chain-free property offers accommodation across three levels, with the principal living spaces set on two floors. Side access leads to a private rear garden, further enhancing its appeal.

The property is entered via a UPVC door into a welcoming entrance hallway, with stairs rising to the first floor. On this level, a bright and spacious lounge enjoys a front aspect with a large double-glazed window. To the rear sits a comfortable double bedroom, also benefitting from double glazing. The kitchen is fitted with an integrated oven and hob, stainless steel sink and drainer, space and plumbing for a washing machine, and provision for a freestanding

fridge/freezer, with a rear aspect double-glazed window offering natural light. Completing this floor is a bathroom comprising a bathtub with shower over, WC, pedestal wash basin, and heated towel rail.

The second floor provides a generous double bedroom with a Velux window, built-in storage, and a separate dressing area, making it an ideal principal suite. With double glazing throughout and electric heating, this property combines practicality with comfort, making it an excellent purchase opportunity.

Tenure: Leasehold (962 years)  
999 years remaining on the lease from 1988. Maintenance is on an as and when

basis with a 50% share of costs.

Garden details: Rear Garden

Electricity supply: Mains

Heating: Electric

Water supply: Mains

Sewerage: Mains

Broadband: ADSL, FTTC, FTTP

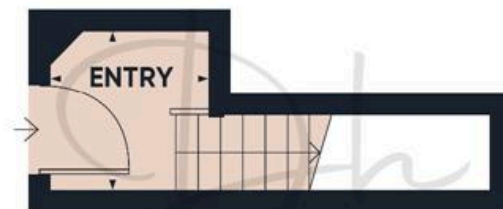
Broadband options available at the property include:

- \* Standard broadband: 16Mbps download, 1Mbps upload

- \* Superfast broadband: 80Mbps download, 20Mbps upload

- \* Ultrafast broadband: 1800Mbps download, 220Mbps upload

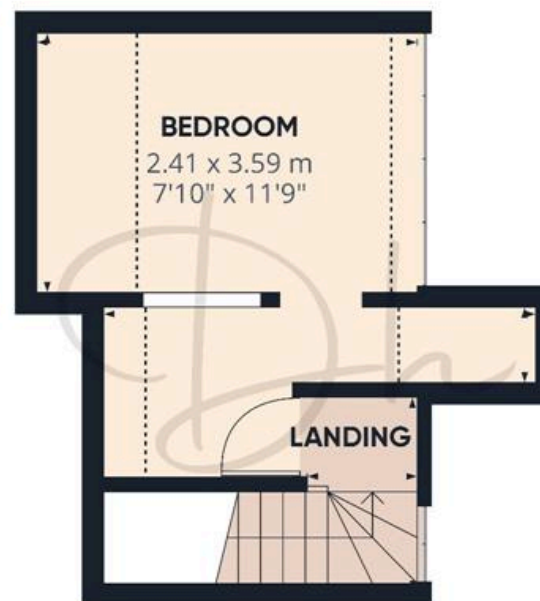
- Networks in the area: Openreach



Ground floor



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

53.5 m<sup>2</sup>  
576 ft<sup>2</sup>

**Reduced headroom**

4 m<sup>2</sup>  
44 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1,5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



**DANIEL HOBBIN**  
Estate Agents

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