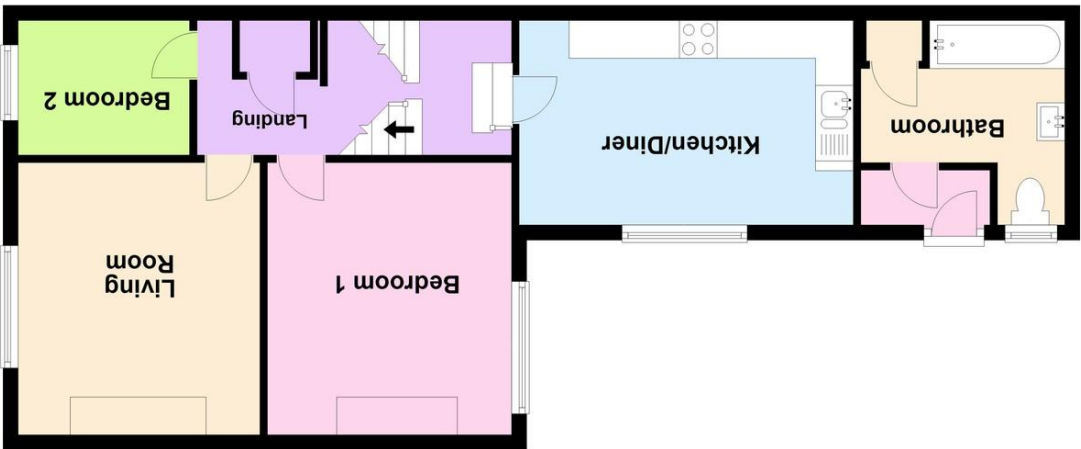
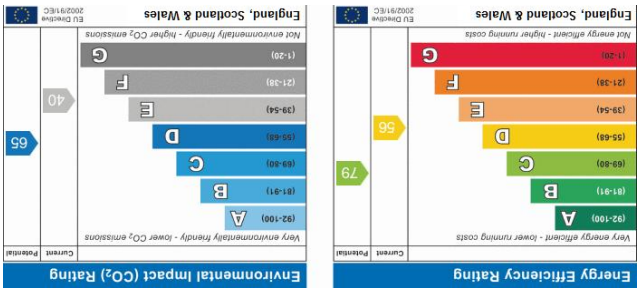




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



This plan is to be used only as an indication of the floor layout and is not to scale.
Plan produced using PlanUp.

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16A PARKFIELD ROAD
TORQUAY, TQ1 4AN

£110,000
LEASEHOLD

A viewing is essential on this newly converted first floor flat located in Torquay close to the Town Centre, local Amenities and Bus Routes. Comprising entrance Hallway, brand new Fitted Kitchen, Lounge, two Bedrooms, Landing and a Bathroom. Benefiting from UPVC Double Glazing, Electric Central Heating, enclosed rear courtyard Garden and Off Road Parking.



16A PARKFIELD

Newly Converted | First Floor Flat |
Modern Fitted Kitchen | Lounge |
Bathroom | Two Bedrooms | UPVC
Double Glazing | Electric Central
heating | Enclosed Rear Garden | Off
Road Parking



ACCOMMODATION

Communal front door into;

COMMUNAL HALLWAY

Front door into Flat 16a.

ENTRANCE

Stairs leading to;

SPLIT LEVEL LANDING

Access to kitchen and further landing.

KITCHEN

8' 11" x 14' 7" min to a maximum of 19' 2" (2.72m x 4.44m) Halogen downlighters. UPVC double glazed window to the side. UPVC double glazed obscure glass door to the side. Double panelled radiator. Range of base units and drawers with worktops over and tiled splashbacks. Space and plumbing for washing machine. Space for a fridge freezer. Eylene electric oven and grill. Inset four ring electric ceramic hob with extractor fan above. Range of matching wall units with lighting beneath. One and a half bowl sink and drainer with mixer tap. Smoke detector.

BATHROOM

7' 4" x 8' 5" (2.24m x 2.57m) Halogen downlighters. UPVC double glazed window. WC. Wash hand basin with mixer tap. Panelled bath, mixer tap and electric shower over. Single panelled radiator. Airing cupboard housing controls for central heating and hot water cylinder.

LANDING

Hatch giving access to loft storage space. Single panelled radiator. Door to storage cupboard housing the electric meter and fuse box. Thermostat control.

LOUNGE

12' 2" max into recess x 10' 7" (3.71m x 3.23m) UPVC double glazed window to the front. Television point. Radiator.

BEDROOM 1

12' 5" x 10' 8" max into recess (3.78m x 3.25m) Telephone point. UPVC double glazed window to the rear. Double panelled radiator.

BEDROOM 2

9' 9" x 5' 8" (2.97m x 1.73m) UPVC double glazed window to the front. Single panelled radiator

OUTSIDE

To the rear there are steps leading down to a walled courtyard garden that is fully enclosed. Laid to paving. Gated access to the rear leading to off road parking.

16A PARKFIELD



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