



This plan is to be used only as an indication of the floor layout and is not to scale.  
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- Send you a letter detailing our recommendations
- Remember all of our advice is given freely with no obligation to market your home.



Flat 4 Matthew House,  
Brunswick Terrace Torre, Torquay, TQ1 4AE

£82,500

- Top Floor Flat
- Lounge
- Kitchen
- 2 Bedrooms
- Mainly Double Glazed
- Night Storage Heating
- Bathroom
- Close to Town
- NO CHAIN !!
- EPC Rating E







Ideally situated close to the Amenities and Shops in Torre and Torquay Town Centre. This self-contained First Floor Flat would be Ideal as a First Time Buy or indeed a Buy To Let Investment. It offers 2 Bedrooms, Lounge, Kitchen and Bathroom. Benefits include mainly UPVC Double Glazing and Night Storage Heating. It will be sold CHAIN-FREE and is worthy of an internal viewing.

## Property Description

### ACCOMMODATION

UPVC front door leads into :-

### COMMUNAL ENTRANCE HALL

Stairs rise to the first floor landing. Entrance door to :-

### ENTRANCE HALLWAY

Textured ceiling. Circuit breaker box. Meters. Wall mounted night storage heater. Dado rail. Doors to;

### LIVING ROOM

11' 10" x 12' 5" (3.63m x 3.79m)  
Unusual shaped room. Textured ceiling. Focal point mock fireplace with marble effect hearth. UPVC double glazed window overlooking the front of the property. Dado rail. Wall mounted convector night storage heater.

### KITCHEN

6' 10" x 10' 11" (2.10m x 3.33m)  
Textured ceiling. Spotlighting. Windows overlooking the rear of the property. Range of wall and floor mounted units with roll edge worksurfaces and tiled splashbacks. Integrated oven and hob. Tiled effect flooring. Access to insulated loft space. Integrated oven and hob. Single drainer sink with mixer tap. Plumbing and drainage for washing machine. Phone point.

### BATHROOM

7' 8" x 4' 5" (2.36m x 1.36m)  
Textured ceiling. Velux window. White suite comprising low level wc. Bath. Pedestal wash hand basin. Part tiled walls. Shaver light and point. Wall mirror. Extractor fan. Wall mounted electric shower with shower rail and curtain.

### BEDROOM 1

11' 3" x 11' 7" max (3.43m x 3.54m)  
Textured ceiling. Phone point. UPVC double glazed window overlooking the front of the property. Cupboard housing cylinder supplying hot water.

### BEDROOM 2

7' 8" x 8' 0" plus recess (2.35m x 2.45m)  
Textured ceiling. UPVC double glazed window looking out over rooftops towards trees in the distance. Fitted shelving units.