



Plainmoor, Torquay

2x 1x

ENERGY
RATING
C73

- Video Walk-Through Available
- First Floor Apartment
- 2 Bedrooms
- Lounge, Kitchen & Shower Room
- Garage and Parking
- Communal Gardens
- Convenient Location
- Well-Presented Throughout

Guide Price:
£150-160,000
LEASEHOLD

104a Forest Road, Torquay, TQ1 4JY

This well-presented first-floor apartment ideally located in the area of Plainmoor, offering exceptional convenience and access to a wealth of local amenities. Residents are within close proximity to the Plainmoor shopping area and the charming St. Marychurch precinct, both of which provide a diverse range of independent shops, services, and daily essentials.

For those who enjoy the outdoors, the scenic Babbacombe Downs and Oddicombe Beach are nearby, offering stunning coastal walks and leisure activities. A short drive connects you to Torquay's vibrant town centre and its picturesque harbourside, home to a premium selection of restaurants, bistros, the marina, and high-street shopping.

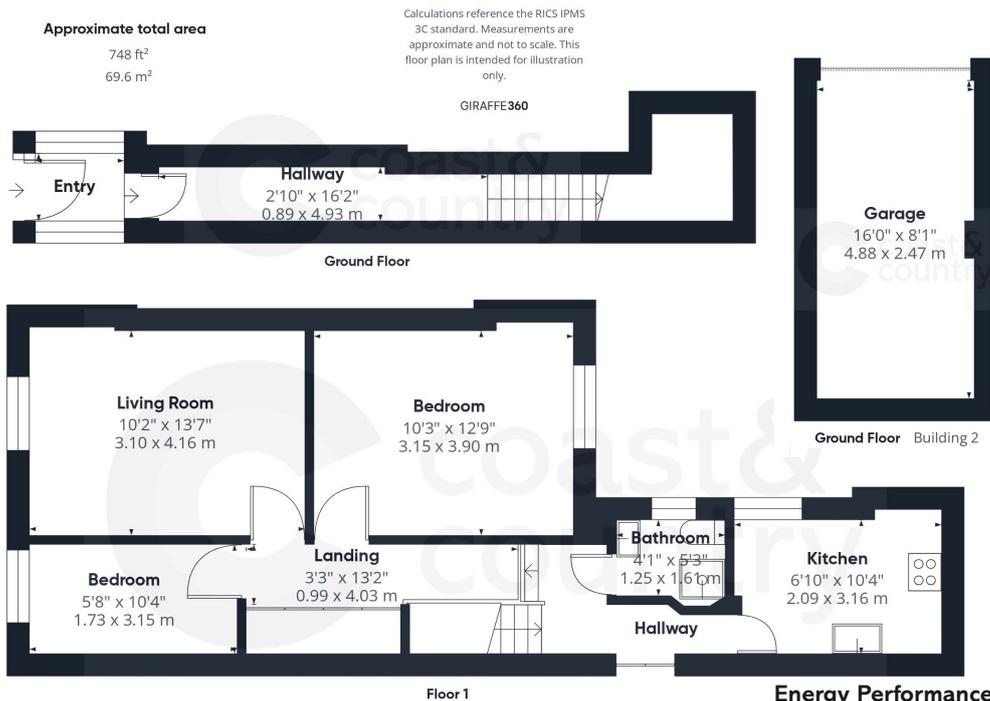
Further retail options are available at the nearby 'Willows' Retail Park, which hosts major brands and dining outlets. With excellent transport links providing easy access to the surrounding areas, this home perfectly combines a quiet residential feel with the benefit of having everything you need right on your doorstep.

Accommodation: Upon entering, an enclosed private entrance porch providing a practical space before leading into the entrance hall with stairs leading to the first floor. The first floor landing offers access to loft and doors to all principle rooms, two storage cupboards, one with a hanging rail and shelving, . The Kitchen has matching wall, base and drawer units with roll edged work surfaces over, space for upright fridge/freezer, window to the side with views of the surrounding area, inset stainless steel sink with matching drainer and tiled splashbacks. The shower room has matching three piece suite comprising, low level close coupled WC with push button flush, electric shower with glass door and pedestal hand wash basin with wall mounted mirror fronted medicine cabinet above. Further accommodation boasts a large double bedroom with window to the rear, sitting room with TV aerial point, window to the front and a single bedroom.

Outside: The front garden is mainly laid to gravel with path leading to the front door, the rear communal garden offers further gravelled areas.

Parking: The property offers a detached single garage and driveway providing off road parking for one vehicle.

Directions: From the Penn Inn roundabout at Newton Abbot take the A380 South Devon Highway to Torquay. Pick up the A3022 Riviera Way passing The Willows retail park on the left. At Lawes Bridge traffic lights continue straight ahead on A3022 passing Asda on the left. Take the next left into Old Woods Hill. At the roundabout continue straight ahead past the cricket field on the left. At the T junction turn right into Lymington Road, take 2nd left into Chatto Road, take the 3rd left onto Shirburn Road, continue until you reach a crossroad, turn left onto Forest Road. The property can be found on the corner of Empire Road.



Energy Performance Certificate:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Notes: Vendor has advised us of the following

Council Tax: Currently Band A
 Tenure: Leasehold and 50% share of freehold
 Lease length: 990 years remaining
 Maintenance: Split 50/50 between the two flats on an as and when basis.
 Ground rent: None
 Pets allowed
 BTL allowed
 Mains water. Mains drainage. Mains electricity.
 Floor Plans - For Illustrative Purposes Only

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.