



# RE/MAX

## PROPERTY HUB



**35 Wesley Close, Torquay, TQ2 8SH**

**Guide price £135,000**

Offered to the market with no onward chain is this delightful 2 bedroom first floor flat, in the outskirts or Torquay. The property briefly comprises, open plan dining/living room, modern kitchen, two double bedrooms and a recently fitted bathroom. This property would make a perfect first time home or investment. Call today to arrange a viewing.



**MAIN ENTRANCE** Gate and steps up to private main entrance with UPVC part panelled and double glazed door opening to:-

**ENCLOSED BALCONY** UPVC double glazing to front overlooking attractive communal gardens, power, polycarbonate roof. UPVC double glazed door with matching panels to either side opening to:-

**LOUNGE** 12' 1" x 10' 9" (3.68m x 3.28m) A spacious light and airy room with radiator, telephone point and TV aerial point. Door to Inner Hallway. Opening to:-

**KITCHEN** 10' 4" x 5' 5" (3.15m x 1.65m) UPVC double glazed window to front aspect. Modern range of fitments comprising base and drawer cupboards with rolled edge laminate work surfaces and matching laminate splashbacks. Inset stainless steel single drainer sink unit with mixer tap, range of appliances comprising automatic washing machine, fridge freezer and freestanding gas cooker with canopy and extractor unit over. Matching range of wall and display cabinets, radiator.

**INNER HALLWAY** Doors to principal rooms. Hatch with pull down ladder opening to roof void housing wall mounted gas fired boiler servicing domestic hot water and central heating system.

**BEDROOM 1** 10' 10" x 8' 10" (3.3m x 2.69m) A spacious double bedroom with UPVC double glazed window to rear aspect, radiator, telephone point.

**BEDROOM 2** 8' 7" x 7' 8" (2.62m x 2.34m) UPVC double glazed window to rear aspect, radiator.

**BATHROOM** Light from overhead sun tunnel. Modern white suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash basin with glazed display shelf and mirror fronted medicine cabinet over. Radiator, shaver point, part mirrored and panelled walls to surround, extractor fan.

**OUTSIDE** Outside there are well maintained level communal gardens, laid to lawn, with well stocked borders. In addition there is an allocated parking space.

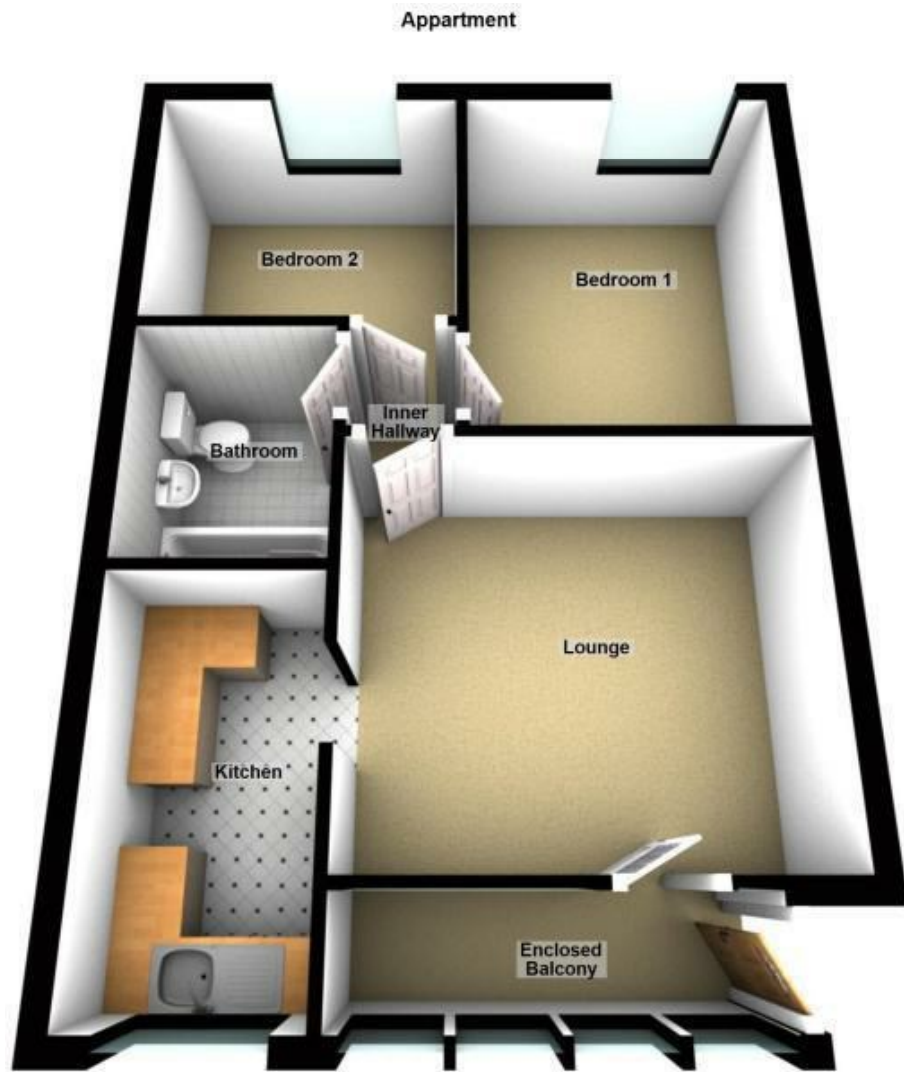
#### [Agents Notes](#)

Council Tax Band - A

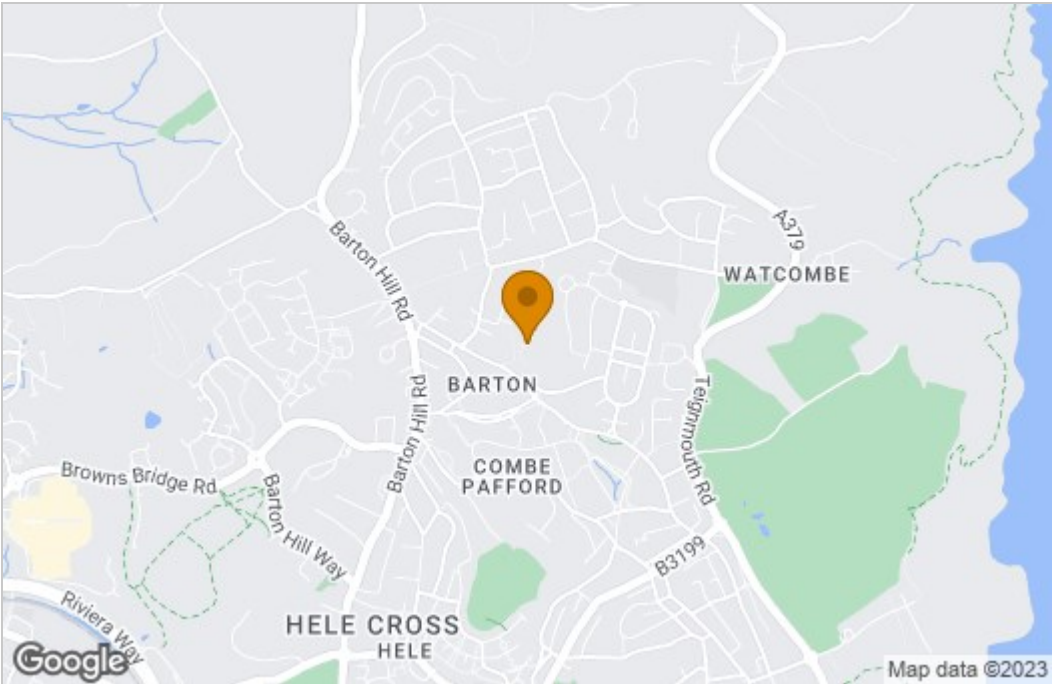
Peppercorn Ground Rent

Lease Remaining - 149 years.

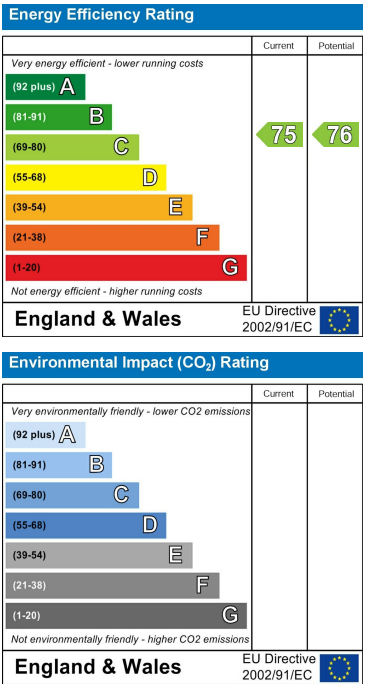
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.