

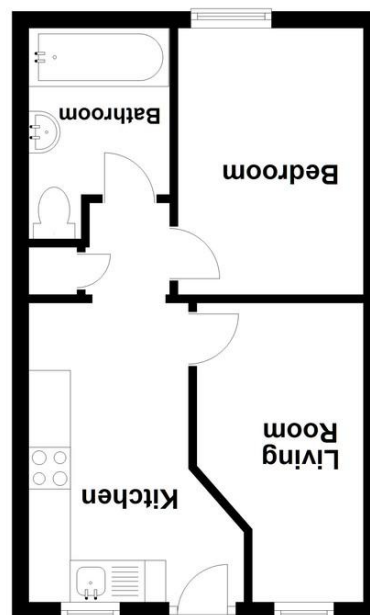


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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, 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.



61B Lower Ground Floor

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61B R/O SHERWELL LANE
TORQUAY, TQ2 6BG **£650 PCM**

Ideal for a single working person or someone retired, a well presented basement flat in a quiet location overlooking the Park in Chelston Torquay. It offers compact, well presented and recently re decorated accommodation. Living room, fitted Kitchen, Bedroom and Bathroom. UPVC double glazing and smart Electric Heating. Outside is a small gravelled Yard and an off road Parking Space. Local Shops and Amenities area level walk away and Bus Services run from Sherwell Lane.



61B R/O SHERWELL

Compact Lower Ground Floor Flat |
Recently Re-Decorated | Living Room |
Fitted Kitchen | Bedroom | Bathroom |
Double Glazing | Electric Heating |
Parking | Overlooks the Park



ACCOMMODATION

Obscure UPVC double glazed entrance door to :-

KITCHEN

11' 10" x 6' 3" Widening (3.62m x 1.92m) A range of wall and base units with roll edge worktops and tiled walls. Stainless steel sink and drainer with mixer tap. Space and plumbing for washing machine. Integrated stainless steel oven and hob with cooker hood over. Space for further appliance and a fridge/freezer. UPVC double glazed window overlooking the front of the property. circuit breaker box. Smoke alarm. Tiled floor.

LIVING ROOM

11' 8" Max x 8' 0" Max (3.58m x 2.45m) UPVC double glazed window to the front of the property. Wall mounted smart panel heater. Unusually shaped room.

INNER HALL

3' 5" x 2' 11" (1.05m x 0.90m) Cupboard housing hot water cylinder. Doors to :-

BEDROOM

10' 5" x 8' 1" (3.19m x 2.48m) High level UPVC obscure double glazed window to the rear of the property. Wall mounted smart panel heater.

BATHROOM

6' 11" x 6' 4" Widening (2.12m x 1.95m) Pedestal wash hand basin with chrome taps. Panelled bath with chrome taps and electric shower over. Medicine cabinet. Extractor fan. Part wipe clean walling. Wall mirror. Tiled floors.

OUTSIDE

Small gravelled yard area. Off road parking space.

AGENTS NOTES

The property is Council Tax Band A. Prospective tenants must have good all round references and be able to show a gross earned income of circa £19500 per annum. SORRY NO SMOKERS OR PETS

61B R/O SHERWELL

