

SAMPLE MILLS & Co.

Tel: 01626 367018 | Email: sales@samplemills.co.uk



Audley Avenue
Torquay

Price **£320,000**
www.samplemills.co.uk

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Torquay

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ABOUT THE PROPERTY:

A 3 bedroom Detached Bungalow built circa 1930 which occupies a level location boasting excellent sea views over Torbay. The property is very well situated for all local amenities, with the Willows Retail Centre, Torbay Hospital and local Schools close by.

The internal living accommodation is spacious and well presented throughout and comprises entrance hallway, a large 34ft lounge with bay windows to the front and rear with excellent sea views over Torbay and the surrounding area. The ground floor also includes a separate dining room, again with sea views, and off set kitchen with side access to the rear, a bathroom with 3 piece suite, and also a ground floor bedroom.

Upstairs the property benefits from 2 further spacious bedrooms, again with sea views over the surrounding area.

The property benefits from a large rear garden which has recently been re-decked and enjoys an open outlook over the Bay, together with generous size lawn areas. To the front of the property there is an enclosed walled garden, which provides scope for off road parking subject to the necessary planning consents etc.

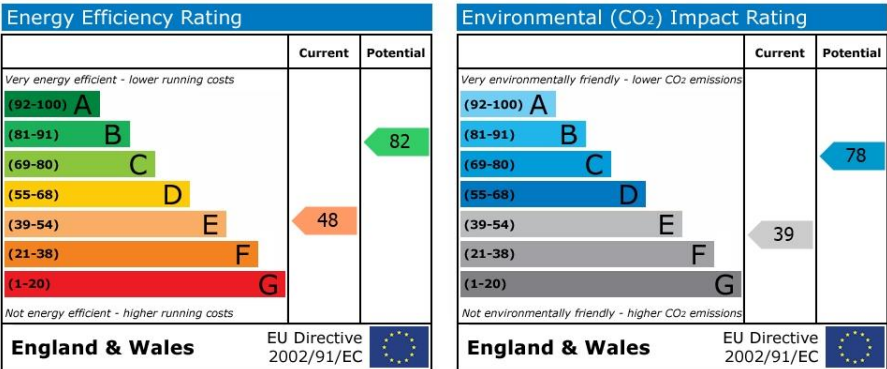
The property retains much character throughout and an internal viewing is highly recommended.

Directions

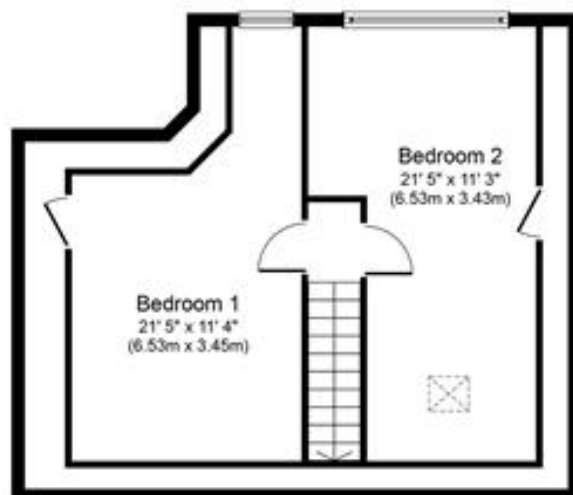
From our Newton Abbot office, continue out of town towards the Penn Inn roundabout. At the roundabout, take the 3rd exit onto the Torquay Rd/A380 slip road. Merge onto Torquay Rd/A380. Keep right to continue on S Devon Hwy/A380. Keep left to continue on S Devon Hwy. Turn left onto Hamelin Way. Turn right onto Riviera Way/A3022. Turn left onto Hele Rd/B3199. At the roundabout, take the 3rd exit onto Barton Rd. Turn left onto Audley Avenue.

Disclaimer

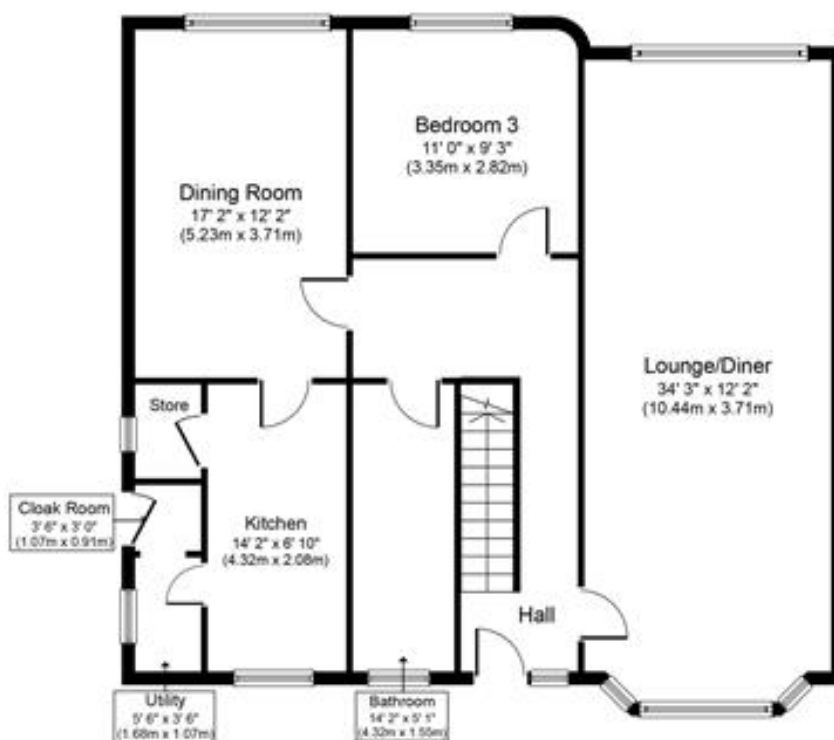
These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for your cooperation.







First Floor
Approximate Floor Area
431 sq. ft.
(40.0 sq. m.)



Ground Floor
Approximate Floor Area
1,076 sq. ft.
(100.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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