



Peasland Road, Torquay

£235,000



WILLIAMS HEDGE
ESTATE AGENTS



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58 PEASLAND ROAD, TORQUAY, TQ2 8PA

End of terrace family home | Well-presented accommodation | Open views from the front
Front & Rear gardens | Popular residential location | Entrance porch | Open plan kitchen/diner
Sitting room | Ground floor shower room/WC | First floor landing | Three bedrooms | Bathroom WC
Gas central heating | Double glazing

A superbly presented end of terrace family home in a popular residential location. The property occupies an elevated position adjacent a green space and with open views from the front towards Brunel Woods and surrounding fields. The accommodation is accessed via an entrance porch which then opens into a contemporary open plan kitchen & dining room and from here is access into the spacious sitting room and ground floor shower room/WC. On the first floor there are three bedrooms and bathroom/WC. Outside are enclosed gardens to the front and rear. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

Conveniently located within close proximity for local shops and a bus service. Barton Hill Road offers a further selection of shops and also The Willows shopping centre for comprehensive facilities is just a short drive away.

The Accommodation Comprises

uPVC obscured glazed door to

ENTRANCE PORCH - 1.88m x 1.78m (6'2" x 5'10")
Inset spotlights, cupboard housing the electric meter and consumer unit, door to

OPEN PLAN KITCHEN AND DINING ROOM -
3.84m x 3.81m (12'7" x 12'6")

DINING AREA - 3.84m x 3.81m (12'7" x 12'6")
Coved ceiling with inset spotlights, radiator with thermostat control, stairs with handrail to first floor, under stairs storage cupboard with space and plumbing for washing machine, opening to

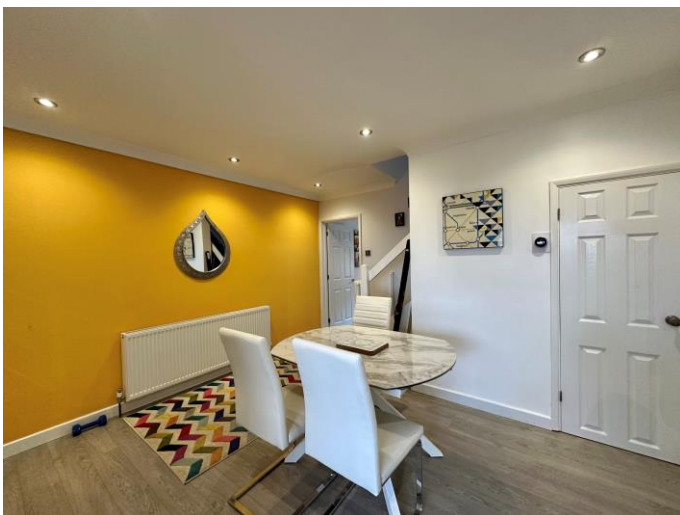
KITCHEN AREA - 3.28m x 2.67m (10'9" x 8'9")
Coved ceiling with directional spotlights, uPVC double glazed window to front aspect with open outlook. Fitted kitchen comprising range of base and drawer units with granite work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, integral fridge and freezer, integral dishwasher.



GROUND FLOOR SHOWER ROOM/WC - 2.21m x 1.19m (7'3" x 3'11")
Inset spotlights, comprising tiled shower enclosure with sliding door, vanity unit with inset wash and basin, low level WC with concealed system, heated towel rail, cupboard housing the boiler.



FIRST FLOOR LANDING Coved ceiling with inset spotlights, hatch to loft space, radiator with thermostat control, uPVC double glazed window, doors to



BEDROOM ONE - 3.45m x 3.1m (11'4" x 10'2")
 Coved ceiling with inset spotlights, uPVC double glazed window to rear aspect, radiator with thermostat control, built-in double wardrobe.



BEDROOM TWO - 3.33m x 2.87m (10'11" x 9'5")
 Coved ceiling with inset spotlights, uPVC double glazed window to front aspect with open outlook, radiator with thermostat control, fitted triple wardrobe.

BEDROOM THREE - 2.41m x 1.93m (7'11" x 6'4")
 Coved ceiling with directional spotlights, uPVC double window to rear aspect, radiator with thermostat control

BATHROOM/WC - 1.91m x 1.7m (6'3" x 5'7")
 Coved ceiling with spotlight, extractor fan, uPVC double glazed window. Comprising panel bath with shower over, vanity unit with inset wash hand basin, low level WC with concealed system, radiator with thermostat control, part tiled wall.



OUTSIDE

FRONT To the front of the property is a low maintenance garden laid to paving and enclosed by low-level brick and block wall with an open outlook over the surrounding area.



REAR To the rear of the property and accessed from the sitting room is an enclosed garden arranged over two tiers with a patio accessed directly from the sitting room and the top tier laid to artificial grass enclosed by timber fence with rear access gate onto Braeside Road. There is also a pathway with gated access leading to the side. Block built garden store measuring 5'4" x 2'8" with strip light, power socket and uPVC door.



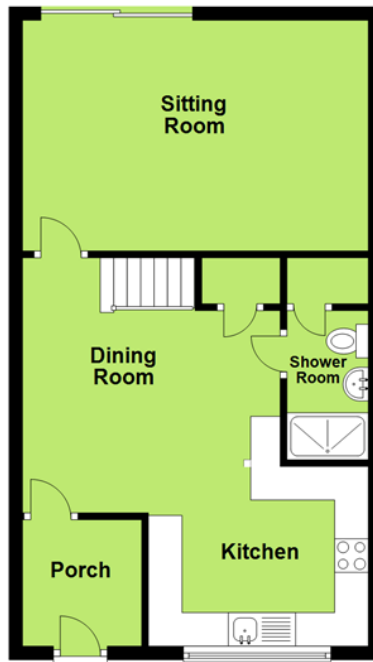
Age: (unverified)	Postcode: TQ2 8PA
Current Council Tax Band: C	Stamp Duty:* £0 at asking price
EPC Rating: C	Gas meter position:
Electric meter position:	Water:
Boiler positioned:	Rear Garden Facing:
Loft:	Square foot: approx. 904 Sqft
Total Floor Area: approx. 84 square meters	

This information is given to assist and applicants are requested to verify as fact.

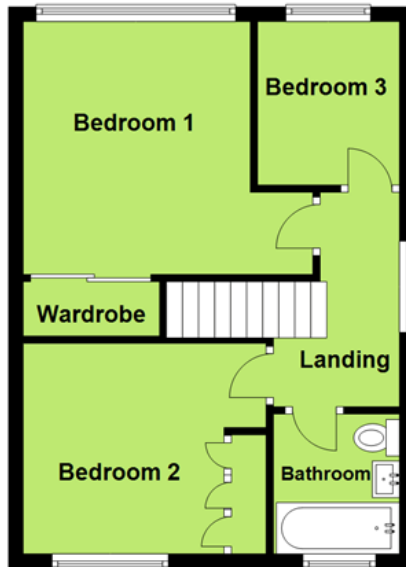
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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