



Fore Street, Barton, Torquay

Guide Price £140,000



WILLIAMS HEDGE
ESTATE AGENTS



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1 FORE STREET, BARTON, TORQUAY, TQ2 8BD

Characterful Cottage | Popular location | Entrance hall | Inner hall | Sitting room | Two bedrooms
Shower room | Kitchen | Wrap around private courtyard

A delightful cottage set in a convenient location of Torquay. This characterful property offers accommodation arranged over two floors comprising, entrance hall, inner hall, sitting room, two bedrooms, shower room and kitchen. Externally offers a private easy maintenance garden. Viewing highly recommended.

1 Fore Street is set in a tucked away position near the popular St Marychurch area, offering a busy precinct with a selection of unique shops and amenities. The location is within easy access to beautiful coastal walks with Oddicombe and Babbacombe nearby. For further information on this property please contact our office on 01803 554322.

The Accommodation Comprises

ENTRANCE LOBBY Tiled floor, cupboard housing meters, part tiled walls to dado height, feature front door, further feature door opening to

ENTRANCE HALL Tiled flooring, dado rail, storage cupboard, door to further hallway with tiled flooring, radiator, door to rear wrap around courtyard. Opening and steps lead to kitchen.

LOUNGE - 3.66m x 3.61m (12'0" x 11'10") Double glazed window to front and side, beams to ceiling, inglenook fireplace, laminate flooring, TV aerial point, inset shelving, radiator, storage cupboard, wall lights. Door to stairs leading to first floor.

KITCHEN - 3.3m x 2.21m (10'10" x 7'3") Range of modern units with work surfaces over, further storage units with inset coloured sink unit with mixer tap, gas cooker, space for under counter fridge and freezer, wall mounted boiler, tiled flooring, tiled splashbacks, double glazed window overlooking rear garden, directional ceiling spotlights, smooth finish ceiling.



FIRST FLOOR LANDING - 2.03m x 0.74m (6'8" x 2'5") Ceiling light point. Doors to bedrooms.

SHOWER ROOM - 2.24m x 1.04m (7'4" x 3'5") White suite comprising pedestal wash hand basin, low level WC and inset shower unit with glazed door. Double glazed window to rear, tiled walls and flooring, chrome ladder towel radiator, ceiling light point, wall mounted mirror fronted medicine cabinet.



Open access to further hallway with painted floorboards and doors to

BEDROOM ONE - 3.96m x 2.44m (13'0" x 8'0")
 Double bedroom, two double glazed windows to the front and side, radiator, wardrobe with hanging rail and shelving, further storage cupboards, painted floorboards, ceiling light point, access to loft, smooth finish ceiling.



BEDROOM TWO - 2.13m x 1.83m (7'0" x 6'0")
 Single bedroom, double glazed window to the front, radiator, ceiling light point.



OUTSIDE

FRONT Wrought iron gate to timber front door.

REAR Block paved and gravelled courtyard with mature shrubs, borders and flower beds providing privacy and seclusion. Wooden tool store and gate giving access to the front. Outside tap.



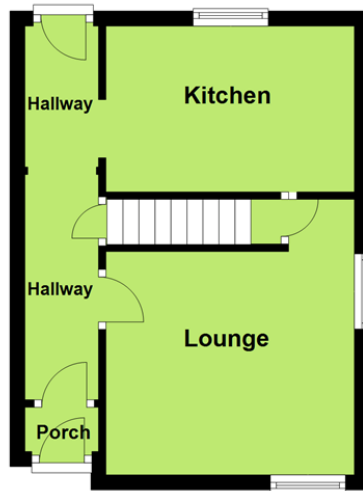
Age: (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: A	Tenure: Freehold
EPC Rating: E	
Services - Mains gas, electric, water & sewerage	
Broadband - Standard, Superfast, Ultrafast, Mobile Network – Indoor - EE, Three voice & data limited, O2, Vodafone voice likely, data limited, Outdoor – EE, Three, O2, Vodafone voice & data likely.	
Electric Meter Position: Lobby	Gas Meter Position: Outside
Boiler Position: Kitchen - Combination	Water: Meter
Loft:	Rear Garden Facing:
Total Floor Area: approx. 63 Sqm	Square foot: approx. 678 Sqft

DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge.

*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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