



Newton Road, Torquay

£425,000



WILLIAMS HEDGE
ESTATE AGENTS



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190 NEWTON ROAD, TORQUAY, TQ2 7JN

1930s semi-detached home | Planning permission to extend and create five bedrooms with double garage | Entrance porch | Reception hall | Sitting room | Family room/snug | Dining room | Utility area | Ground floor shower room/WC | First floor landing | Three bedrooms | Bathroom/WC | Double glazing | Mostly gas central heated | Gardens to front side and rear | Single garage | Driveway parking

Excellent opportunity to acquire a semi-detached family home with potential for larger accommodation or additional home, subject to necessary consents.

In a sought-after location convenient for Torbay Hospital the property offers a 1930s semi-detached family home coming to the market for the first time since the 1930s.

The property currently has planning permission to create a substantial family home whilst retaining ample frontage for parking and a good-sized level rear garden. Approached from the road a driveway provides off-road parking for several vehicles and leads to the attached single garage. An entrance porch opens into the reception hallway with the ground floor accommodation comprising a sitting room with bay window to front aspect, family room/snug, kitchen, dining room with utility area and a ground floor shower room. The first-floor landing leads to three bedrooms and the family bathroom/WC. Outside the gardens extend from the front around the side to the rear and at the rear of the garage is a second up and over door opening onto a concrete hard standing offering ideal work space/additional parking. An internal inspection is highly recommended in order to appreciate the potential on offer. Planning consents are available online to view online by visiting Torbay Councils website, planning ref P/2022/0833.

The property is conveniently placed for good access to Torbay hospital, local supermarkets and convenience stores and the retail park at the Willows for Sainsbury's, M&S, Boots, DFS, Home bargains. Shiphay offers a local primary school and also the Torquay boys and girls Grammar schools.

The Accommodation Comprises

UPVC door to

ENTRANCE PORCH - 1.78m x 0.76m (5'10" x 2'6") Light point, tiled flooring, obscure glazed door with stained glass surround to

RECEPTION HALL - 3.81m x 1.75m (12'6" x 5'9" max) Pendant light point, smoke detector, stairs with handrail to first floor, under stairs storage cupboard housing the gas meter, electric meter and consumer unit, radiator, doors to

SITTING ROOM - 4.32m x 3.81m (14'2" into bay x 12'6") Coved ceiling with light point, UPVC double glazed bay window to front aspect, picture rails, radiator with thermostat control, fireplace with inset gas fire, TV connection point.



FAMILY ROOM/SNUG - 3.66m x 3.33m (12'0" x 10'11") Light point, window to rear aspect, wall mounted electric fire.

KITCHEN - 2.62m x 2.21m (8'7" x 7'3") Directional spotlights, UPVC double glazed window to side, radiator with thermostat control. Comprising base and drawer units with work surfaces over, inset sink and drainer, eye level cabinets, part tiled walls, tiled floor, pantry cupboard, UPVC double glazed door to



DINING ROOM - 5.41m x 3.58m (17'9" x 11'9") maximum dimensions. Light point, windows, UPVC double doors opening onto the rear garden, utility area with space and plumbing for washing machine with work surfaces over and UPVC glazed door to side. Door to

GROUND FLOOR SHOWER/WC - 1.88m x 1.63m (6'2" x 5'4") Light, extractor fan, UPVC window. Comprising corner shower cubicle with electric shower and sliding doors, pedestal wash hand basin, close coupled WC, tiled wall, tiled floor, heated tower rail.

FIRST FLOOR LANDING - 2.64m x 2.24m (8'8" x 7'4")
 Pendant light point, smoke detector, hatch to roof space, UPVC double glazed window to side, cupboard housing the boiler with slatted shelving. Doors to

BEDROOM ONE - 4.42m x 3.33m (14'6" into bay x 10'11") Coved ceiling with light point, UPVC double glazed bay window to front, radiator with thermostat control, vanity unit with inset wash hand basin.



BEDROOM TWO - 3.66m x 3.33m (12'0" x 10'11") Coved ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control, vanity unit with inset wash hand basin, fitted wardrobes to one wall with dressing table.

BEDROOM THREE - 2.24m x 2.16m (7'4" x 7'1")
 Pendant light point, picture rails, UPVC double glazed window to front aspect, radiator with thermostat control, vanity unit with inset wash hand basin.

BATHROOM/WC - 2.29m x 2.21m (7'6" x 7'3") Light point, UPVC window. Comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, radiator with thermostat control, wall mounted electric heater, tiled walls.



OUTSIDE

FRONT At the front of the property is a large concrete driveway providing off road parking for several vehicles and leading to a single attached garage. To either side of the driveway is a lawned garden with flowerbed/planting borders and further area with scope to create further parking if required.

REAR To the rear of the property and accessed from the dining room is a good-sized level garden with a large patio leading to two block-built garden stores. To the side is a lawned area of garden enclosed by timber fence and low-level block wall with gated side access and rear access into the garage with an up and over door. Outside lights. Outside tap. Power socket.



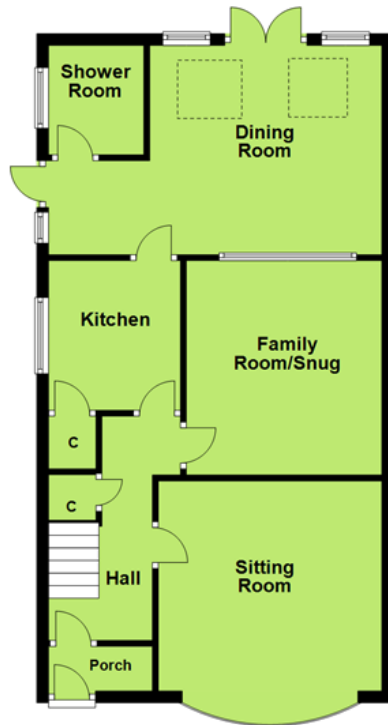
Age: (unverified)	Postcode: TQ2 7JN
Current Council Tax Band: D EPC Rating: D	Stamp Duty:* £8,750 at asking price
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:
Total Floor Area: approx. 106 Square meters	Square foot: approx. 1,140 sqft

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

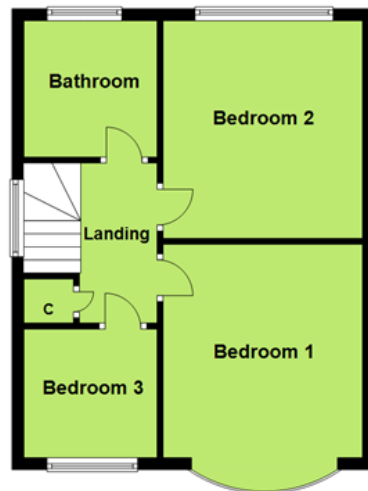
*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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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