



Sunbury Hill, Torquay

£525,000



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estate agents



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THE BIRCHES, SUNBURY HILL, TORQUAY, TQ1 3EA

Spacious Victorian Home | Tucked Away Location | Convenient For Local Amenities
Large Garage | Porch | Vestibule | Reception Hall | Sitting Room | Dining Room | Coffee Lounge
Opening Onto Cobbled Courtyard | Kitchen/Breakfast Room | Ground Floor Shower Room/Utility
First Floor Landing | Four Bedrooms (One With Ensuite) | Wet Room/WC | Turret Room
Gardens To Front, Side & Rear

An exceptional Victorian home in a convenient yet tucked-away location with spacious accommodation, an enclosed garden and a garage. Sunbury Hill is located a short distance from the amenities of Torquay town centre which offers a varied range of day-to-day and High Street shops, restaurants, cafés and bars. Also nearby is Torquay coach station and the location offers good road links linking the remainder of Torbay, A380 for Exeter/M5 and beyond. There are also nearby shopping facilities at Plainmoor and St Marychurch, primary schools and secondary schools.

The property is approached via decorative tiled steps leading to the front door, and to a large sun terrace over the garage. An entrance porch then opens into a vestibule and the spacious reception hall with the ground floor accommodation comprising an impressive bay windowed sitting room to the front aspect, a dining room, coffee lounge with doors opening onto an attractive cobbled courtyard, spacious kitchen/dining room with trifold doors and bifold doors opening onto the rear garden which enjoys a Westerly aspect, and a utility/shower room. On the first floor are four bedrooms, one with an ensuite shower room, the main family bathroom with freestanding bath and clawfoot bath and a separate wet room/WC. On the first floor landing a staircase leads to a useful turret room with an open outlook.

To the rear of the property and accessed from the kitchen breakfast room is a tiered garden with several different seating areas, mainly laid to patio and with a lawn on the bottom tier enclosed by timber fence. An internal inspection is highly recommended in order to appreciate this spacious family home and tucked away, convenient location.

The Accommodation Comprises

uPVC double glazed front door with side panels to

ENTRANCE PORCH Glazed skylight window. Timber door with glazed panel over.

VESTIBULE Tiled flooring. Security alarm. Meter cupboard containing fuse box and meters. Door to

HALLWAY Cornice ceiling with light points, radiator. Stairs to first floor. Doors to

SITTING ROOM - 5.26m x 4.19m (17'3" x 13'9" into bay) Spacious bright room with large uPVC sash style window to front with half height uPVC shutters. Marble fire surround with tiled hearth and fitted coal effect gas fire. Radiator. Picture rail and TV point.



DINING ROOM - 4.29m x 3.71m (14'1" x 12'2") UPVC sash window to rear. Feature wooden fire surround. Timber flooring and radiator.

COFFEE LOUNGE - 4.09m x 3.81m (13'5" x 12'6" max) Small recess for electric fire. UPVC French doors and side panels onto a lovely cobbled patio area. LED lighting. Radiator. Under stairs cupboard. Door to

KITCHEN/DINER - 6.6m x 3.81m (21'8" x 12'6") A spacious kitchen fitted with a range of attractive cream fronted base cupboards and drawers, with solid beach timber worksurfaces and a white ceramic tiled splashback. 1 ½ bowl white sink unit with period style chrome mixer taps. Fitted Flavel range with 7 burner gas oven with two electric ovens (one fan assisted), grill and pan store cupboard, space for American style fridge freezer, integrated dishwasher, ceramic tiled floor, 2 feature Velux skylight windows. UPVC patio doors opening to give open access onto the outside patio area. Further bifold patio doors again giving same access onto patio area. Display LED downlighters. Kitchen cupboard housing the combination gas boiler. Wooden door to:



UTILITY ROOM/SHOWER ROOM - 3.3m x 1.09m (10'10" x 3'7") WC, vanity unit with inset wash hand basin. Walk-in shower cubicle with sliding door, fitted electric shower and tiled walls. Tiled floor and uPVC window to side, space for washing machine and tumble dryer.

FIRST FLOOR LANDING Spacious landing. Radiator. Stairs to the second floor. Velux window, uPVC double glazed window.

BEDROOM ONE - 4.5m x 3.51m (14'9" x 11'6" into bay) UPVC sash window with half shutters and views of the surrounding area.



ENSUITE Walk-in tiled shower cubicle with electric shower, WC, vanity unit with wash hand basin, extractor fan and LED downlights, heated towel rail.

BEDROOM THREE - 4.29m x 3.71m (14'1" x 12'2") UPVC sash style window to rear aspect, enjoying far reaching open views towards Torre. Coved ceiling with pendant light point, picture rail, radiator, fireplace with wooden surround.

BEDROOM TWO - 4.39m x 3.4m (14'5" x 11'2") UPVC sash window to front with open outlook. Painted timber flooring. Feature wooden fireplace with wooden surround. Radiator and picture rail and pendant light point.

BEDROOM FOUR - 3.15m x 2.26m (10'4" x 7'5") Good size single room having uPVC sash style window to front, with open views. Radiator and loft hatch.

BATHROOM Freestanding 'Ball and Clawfoot' bath with central taps. WC, pedestal wash hand basin. Curved glazed shower cubicle with thermostatic control mixer with dual showerheads. White towel rail, quality vinyl floor covering and half height dado panelling.



WET ROOM Coved ceiling with light point, walk-in room with plastic walls and tiled walls underneath. Thermostatically controlled shower mixer attachment with overhead showerhead, WC, small wash hand basin with chrome taps, towel rail and uPVC window to side.

SECOND FLOOR Window to the side aspect. Door to,

TURRET ROOM - 3.71m x 2.59m (12'2" x 8'6") UPVC sash window to side, enjoying far reaching open views. Radiator, wooden fire surround with feature electric fire. Built-in wardrobe with storage over.

DOUBLE GARAGE - 5m x 4.09m (16'5" x 13'5") Electric up and over door, power, light and water tap, window to rear.

OUTSIDE To the front of the property there is a roof terrace above the double garage, which enjoys morning sunshine with open outlook and is surrounded by a mixture of balustrade and hedging. A side access gate leads to a cobbled side patio area with access continuing to the rear garden. From the kitchen/dining room is access onto a rear patio area, which has an open outlook, water tap, outside light and electric sockets. Steps lead down to further patio area offering a generous sized area again, sheltered and private with a Westerly aspect. Further space for shed and steps down to lower garden area laid to lawn, fully enclosed by walls and timber fence panelling. Parking in front of the garage for one/two cars. There is also on road, unrestricted car parking.



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



Age: 1890 (unverified)	Postcode: TQ1 3EA
Current Council Tax Band: F EPC Rating: D	Stamp Duty:* £13,750 at asking price
Electric meter position: Vestibule	Gas meter position: Cupboard under stairs
Boiler positioned: Kitchen - combi	Water: Meter
Loft: Part boarded, insulated, light	Rear Garden Facing: West
Total Floor Area: approx. 184 Square meters	Square foot: approx. 1,980 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.

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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