



Cornacre Close, Torquay

£439,950



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 8 & 8A CORNACRE CLOSE, TORQUAY, TQ2 6JY

Spacious detached home | Tucked away position | One bedroom annexe | Driveway for 3 to 4 vehicles | Entrance porch | Reception hallway | Sitting room | Kitchen/diner | Utility | Three double bedrooms | Bathroom WC | Separate WC | Annexe comprises kitchen/sitting room/double bedroom/shower room | Heating | Double glazing | Well maintained gardens

In a tucked away position at the end of a cul-de-sac the property offers a spacious detached home with a one-bedroom annexe. The property is approached via a tarmac driveway which provides off-road parking comfortably for 3 to 4 vehicles or caravan/motorhome/boat. From the driveway, paved steps lead to the front door and once inside, an entrance porch opens into the spacious reception hallway and the remainder of the accommodation which comprises a sitting room to the front aspect with open outlook, a comprehensively fitted kitchen/dining room which opens into a utility, three double bedrooms, bathroom/WC and a separate WC. On the lower ground floor is a well presented one bedroom annexe comprising a kitchen, sitting room, double bedroom and ensuite shower room/WC. The property is complimented throughout with uPVC double glazed windows and doors and has gas central heating. The property has a generous sized garden which has been well maintained and cared for and offers several different seating areas, a level lawn, greenhouse/potting shed and timber shed. An internal inspection is highly recommended in order to appreciate the accommodation and offer.

Chelston offers good local amenities with a range of individual shops, convenience stores and a mini supermarket, doctors and dentist surgeries, primary schools and is well placed for the amenities of Torquay seafront, and both Torre and Torquay railway stations. Torquay Boys & Girls Grammar schools are also located nearby.

### The Accommodation Comprises

UPVC obscure glazed door to

**ENTRANCE PORCH** - 1.02m x 0.99m (3'4" x 3'3") Wall light point, obscure glazed door to

**RECEPTION HALLWAY** Coved ceiling with pendant light points, smoke detector, hatch to loft space, radiator with thermostat control, airing cupboard housing the hot water cylinder with shelving over, doors to,

**SITTING ROOM** - 5.18m x 3.48m (17'0" x 11'5") Coved ceiling with light point, wall light points, uPVC double glazed window to front aspect with open outlook over the surrounding area towards Brunel Woods, radiator with thermostat control, stone fireplace with inset log burner, TV connection point.



**KITCHEN/DINER** - 4.29m x 4.27m (14'1" x 14'0") Coved ceiling with light point and inset spotlights, dual aspect with uPVC double glazed windows to front and side, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with granite work surface, inset 1.5 bowl sink with mixer tap over, space for range style cooker with extractor over, integral fridge and freezer, integral dishwasher, storage cupboard, opening to



**UTILITY** - 2.16m x 2.01m (7'1" x 6'7") Ceiling with pendant light point, uPVC double glaze window to rear aspect. Comprising base unit with granite work surface over, inset sink and drainer with mixer tap, space for washing machine, space for tumble dryer, heated towel rail, uPVC obscure glazed door leading to the rear garden.

**BEDROOM ONE** - 4.32m x 3.15m (14'2" into wardrobe x 10'4") Coved and textured ceiling with light point, uPVC double glazed window to rear aspect, radiator, fitted wardrobes to one wall with sliding mirror fronted doors.



**BEDROOM TWO** - 3.35m x 2.59m (11'0" x 8'6") Coved ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, built-in double wardrobe and recess for dressing table.

**BEDROOM THREE** - 3.18m x 2.72m (10'5" x 8'11") Ceiling with pendant light point, uPVC double glazed window to front aspect with outlook, radiator with thermostat control.

**BATHROOM/WC** - 2.16m x 2.08m (7'1" x 6'10") Coved ceiling with pendant light point, extractor fan, uPVC obscured windows. Comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail.



**SEPARATE WC** - 1.57m x 0.89m (5'2" x 2'11") Pendant light point, extractor fan, obscure glazed window. Comprising pedestal wash hand basin, close coupled WC, tiled walls.

## OUTSIDE

**FRONT** At the front of the property is a tarmac driveway providing off-road parking comfortably for three vehicles or a caravan/motorhome/boat. There is a useful store/workshop accessed via a roller door with light and power and housing the boiler. A paved pathway with steps and iron railings then leads to the front door.

**REAR** To the rear of the property and accessed from the utility room is a tiered area of garden laid to stone chippings/concrete for ease of maintenance and with steps leading to the top boundary. The main area of garden is to the side of the property and comprises a block paved patio with mature shrub and hedgerow borders, an archway then opens onto a level lawned area and to a decked seating area. From the lawn, a pathway leads to a large greenhouse/potting shed and a further seating area with extensive views over the surrounding area towards Brunel Woods. Timber garden shed.

## ANNEXE

UPVC glazed door to

**KITCHEN** - 3.38m x 1.91m (11'1" x 6'3") Directional spotlights, uPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset sink and drainer with mixer tap over, inset electric hob with extractor over, tiled surround, eye level cabinets, space and plumbing for washing machine, space for fridge freezer, electric oven, tiled flooring, two steps to



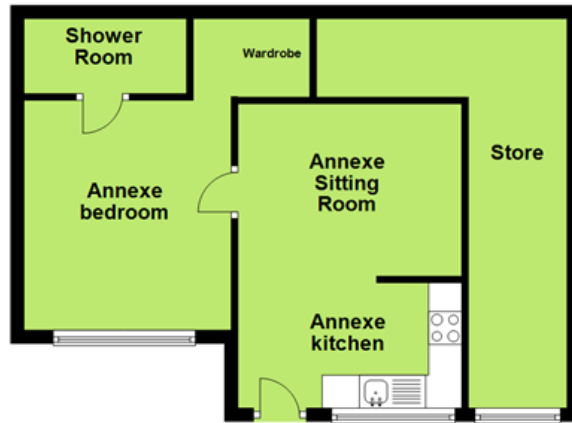
**SITTING AREA** - 3.45m x 2.74m (11'4" x 9'0") Coved ceiling with pendant light point, feature fireplace with inset electric fire, radiator with thermostat control, TV connection point. Cupboard housing consumer unit. Door to

**DOUBLE BEDROOM** - 4.83m x 3.12m (15'10" x 10'3") Coved ceiling with light point, uPVC double glazed window to front aspect, radiator with thermostat control, built-in wardrobe with hanging rail and shelving. Door to

**SHOWER ROOM/WC** - 2.29m x 1.14m (7'6" x 3'9") Coved ceiling with light point, extractor fan. Comprising tiled shower enclosure with electric shower, pedestal wash basin, close coupled WC, heated towel rail, tiled wall, tiled floor.

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

### Lower Ground Floor



### Ground Floor



Age: 1980's (unverified)	Stamp Duty:* £9,497 at asking price
Council Tax Band: Main house: C Annexe: A EPC Rating: D&D	Tenure: Freehold
Services – Mains gas, electric, water & sewerage	
Broadband – Standard & Ultrafast. Mobile Network – Indoor - EE & Three - Voice & data limited. O2 & Vodafone - Voice & data likely. Outdoor – EE, Three, O2 & Vodafone - Voice & data likely.	
Electric Meter Position: Outside front	Gas Meter Position: Outside front
Boiler Position: Store	Water: Meter
Loft: Part boarded, insulated, ladder, light	Rear Garden Facing: South West
Total Floor Area: 8 – Approx 102 sqm - 8A - Approx 38 sqm	Square foot: 8A - Approx 409sqft

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.

**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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