



Crownhill Rise, Torquay

£269,950



**WILLIAMS HEDGE**  
estate agents



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## 39 CROWNHILL RISE, TORQUAY, DEVON TQ2 5LR

End of terrace home | Well presented | Off-road parking | Workshop/store (Formerly garage)  
Entrance hall | Spacious sitting/dining room | Kitchen | Three bedrooms | Bathroom/WC  
Ensuite shower room | Gas central heating | Double glazing | Gardens to front side and rear  
Tucked away convenient location

In the tucked away position yet convenient for local amenities the property offers a well-presented and spacious family home. Approached via a driveway which provides off-road parking and leads to an integral garage which is currently utilised as a workshop/store however the up and over door remains in situ so it could be reinstated as a garage if required. Once inside, an entrance hall with large storage cupboard and access internally to the garage/workshop has a staircase leading to the first floor. On the first floor is a spacious/sitting dining room with an open outlook to the front aspect and the kitchen to the rear with a door leading onto the garden. On the second floor are three bedrooms, bedroom one with an ensuite shower room, and the family bathroom/WC. The property also has uPVC double glazed windows and doors and gas central heating. Outside is a tiered garden to the rear which continues to the side of the property and to the front boundary. An internal inspection is highly recommended in order to appreciate the space on offer and the tucked away yet convenient location.

Located in Crownhill Rise which offers good access to the amenities of the town centre, Torre and Torquay railway stations and Torquay seafront. Nearby road links provide good access to the remainder of Torbay. And the A380 for Exeter M5 and beyond. Torquay boys and girls' grammar schools and Torbay Hospital.

### The Accommodation Comprises

**COVERED ENTRANCE** With light point and uPVC obscure glazed door to

**ENTRANCE HALL** - 3.99m x 1.57m (13'1" x 5'2") Pendant light point, stairs with handrail to first floor, radiator, storage cupboard with hanging rail, shelf and coat hooks, door to

**WORKSHOP/STOREROOM** - 4.39m x 2.46m (14'5" x 8'1") Formally the garage with the up over door remaining in situ and could be reinstated as an integral garage for required. Strip light, gas meter, electric meter and consumer unit, cold water tap, opening to under house store with light point.

**FIRST FLOOR LANDING** Pendant light point, door to

**SITTING ROOM** - 4.39m x 3.38m (14'5" x 11'1") Coved ceiling with light points, wall light points, uPVC double glazed window to front aspect with open outlook, radiators, TV connection point, telephone point, stairs with handrail to second floor, feature fireplace with inset electric fire, opening to,



**KITCHEN** - 4.39m x 2.26m (14'5" x 7'5") Light points, uPVC double glazed window to rear aspect, radiator, uPVC door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for gas cooker with extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, space for upright fridge freezer.



**SECOND FLOOR LANDING** - 2.54m x 1.57m (8'4" x 5'2") Pendant light point, access to loft space, cupboard housing the hot water cylinder with slatted shelf over, doors to

**BEDROOM ONE** - 4.06m x 2.54m (13'4" x 8'4") Coved ceiling with pendant light point, uPVC double glazed window to front aspect with open outlook, radiator with thermostat control, fitted bedroom furniture comprising two double wardrobes, bedside cabinets and overhead storage, door to





**SHOWER ROOM** - 1.75m x 0.56m (5'9" x 1'10") Light point, extractor fan, tiled shower enclosure with electric shower, vanity unit with wash hand basin, tiled walls.

**BEDROOM TWO** - 3.1m x 2.54m (10'2" x 8'4") Pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, fitted double wardrobe with hanging rail and shelf.



**BEDROOM THREE** - 2.87m x 1.57m (9'5" max x 5'2") Pendant light point, uPVC double glazed window to front, radiator with thermostat control, over stairs storage cupboard with shelving.

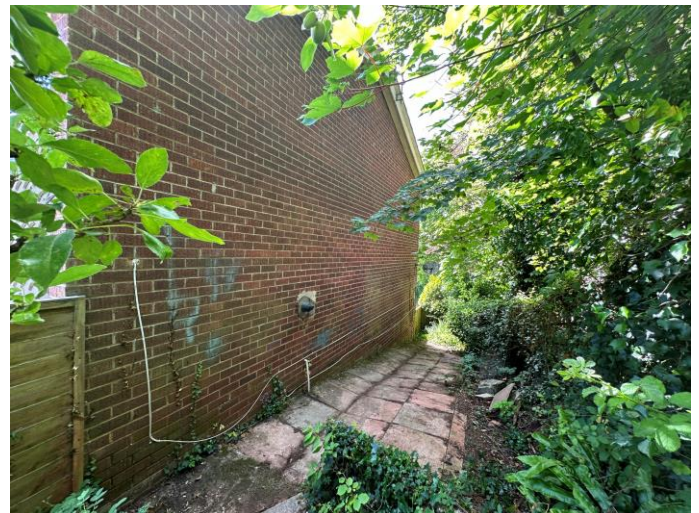
**BATHROOM/WC** - 2.06m x 1.55m (6'9" x 5'1") Light point, uPVC obscure glazed window, radiator. Comprising panelled bath with electric shower over, vanity unit with inset wash hand basin, close coupled WC, tiled wall.



## OUTSIDE

**FRONT** At the front of the property is a concrete driveway providing off-road parking and a paved pathway with shrub border leading to the front door.

**REAR** At the rear of the property and accessed from the kitchen is a tiered garden laid to paving for ease of maintenance offering several different seating areas and enclosed by timber fence and hedge row. To the side of the property is a further section of garden leading to the front boundary. Outside tap. Timber gate leading to a rear service lane.



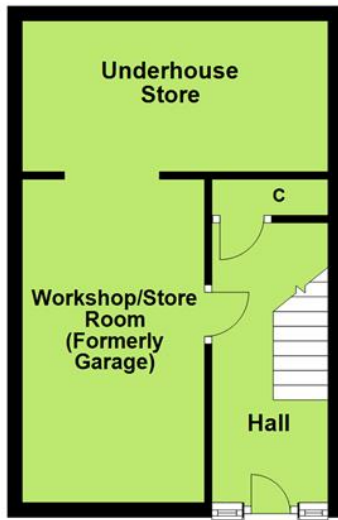
Age: 1970s' (unverified)	Stamp Duty:* £997 at asking price
Council Tax Band: C	Tenure: Freehold
EPC Rating: D	
Services – Mains gas, electric, water & sewerage	
Broadband - Standard, Superfast, Ultrafast Mobile Network – Indoor - EE, Three, O2 voice and data limited, Vodafone voice likely, data limited. Outdoor – EE, Three, O2, vodafone voice and data likely.	
Electric Meter Position: Garage	Gas Meter Position: Garage
Boiler Position: Kitchen - conventional	Water:
Loft: Insulated, ladder	Rear Garden Facing:
Total Floor Area: Approx 84 Sqm	Square foot:

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

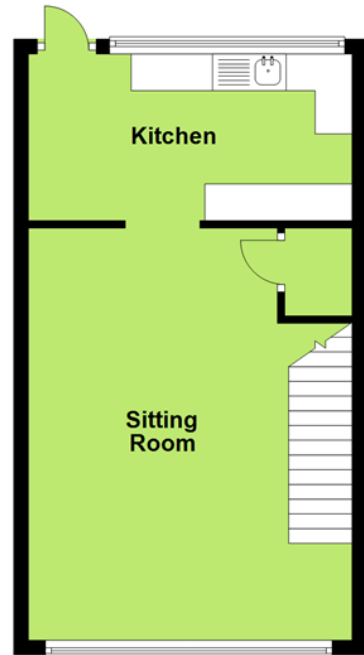
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

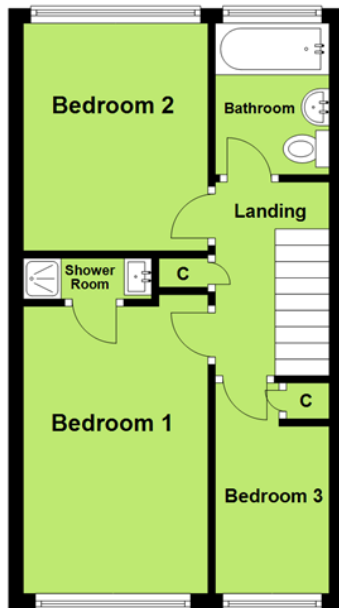
### Ground Floor



### First Floor



### Second 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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