



Sanford Road, Torquay

£220,000



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Period terraced home | Convenient and accessible location | Tucked away position
Courtyard gardens to front and rear | Useful workshop/garden store | Entrance hall | Sitting room
with bay window | Dining room | Kitchen | Utility room | Ground floor WC | First floor landing
Three bedrooms | Double glazing | Gas central heating

In a tucked away yet convenient location the property offers a period terraced house with excellent potential.

Sanford Road is located in the sought after Chelston area of Torquay and offers convenient access to Torquay railway station, sea front, local day-to-day shops and convenience stores and primary schools.

The property is approached from the road via a wrought iron gate which leads across the front garden and to the covered storm porch. Once inside, a reception hallway leads to the ground floor accommodation which comprises a sitting room with bay window to the front aspect, spacious dining room, kitchen, utility and ground floor WC. On the first floor and the landing leads to three bedrooms and a four-piece bathroom/WC. The property has uPVC double glazed windows and gas central heating. To the rear of the property is a sunny enclosed courtyard with a useful workshop/store and a timber gate opening onto a rear service lane and a nearby green space.

The Accommodation Comprises

Storm porch with uPVC obscure glazed door to

ENTRANCE HALL - 3.35m x 1.6m (11'0" x 5'3") Textured ceiling with light point, stairs with hand rail to first floor, radiator with thermostat control, under stair storage cupboard, doors to

SITTING ROOM - 4.19m x 3.02m (13'9" x 9'11") Coved ceiling with light point and ceiling rose, uPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, telephone point, radiators with thermostat control, storage cupboards to recess, wall light points, open grate fireplace with tiled hearth and brick surround.



DINING ROOM - 4.7m x 3.56m (15'5" x 11'8") Coved ceiling with light point and ceiling rose, picture rails. UPVC double glazed window to rear aspect, radiator with thermostat control, fireplace with log burner on tiled hearth with decorative surround, TV connection point, wall light points, storage cupboard, double doors to

KITCHEN - 3.43m x 1.96m (11'3" x 6'5") Coved and textured ceiling with light points, uPVC double glazed window to side. Fitted kitchen comprising range of base and drawer units with roll edge work surfaces over, inset sink and drainer, space for electric cooker, space for fridge freezer, radiator with thermostat control, uPVC obscure glazed door leading to the rear garden, door to



UTILITY - 1.12m x 1.02m (3'8" x 3'4") Coved ceiling with light point, wall mounted wash hand basin, recess with space and plumbing for washing machine, floor standing boiler, sliding door to

GROUND FLOOR WC - 1.02m x 0.69m (3'4" x 2'3") Coved and textured ceiling with light point, extractor fan, low level WC, part tiled walls, radiator.

FIRST FLOOR LANDING - 2.26m x 1.73m (7'5" x 5'8") Coved and textured ceiling with pendant light point, hatch to loft space, doors to

BEDROOM ONE - 3.58m x 2.92m (11'9" x 9'7") Coved and textured ceiling with pendant light point, picture rails, uPVC double glazed window to rear aspect, radiator, feature fireplace, TV connection point.

and tiled surround, separate shower cubicle with electric shower, pedestal wash hand basin, low level WC, part tiled walls, radiator, strip light and shaver socket, wall mounted electric fan heater.



BEDROOM TWO - 3.56m x 2.82m (11'8" x 9'3") Coved and textured ceiling with light pendant light point, picture rails, uPVC double glazed window to front aspect, radiator, fitted wardrobe with sliding mirror fronted doors, feature fireplace.

BEDROOM THREE - 2.97m x 1.8m (9'9" max x 5'11") Coved ceiling with light point, uPVC double glazed window to front aspect, radiator, telephone, TV connection point, fitted wall cabinets.

BATHROOM/WC - 2.06m x 1.7m (6'9" x 5'7") Coved and textured ceiling with light point, extractor fan, uPVC obscure glazed window. Comprising panelled bath with twin hand grips

OUTSIDE

FRONT At the front of the property is a raised garden laid to paving slabs with flowerbed/shrub to the front boundary and enclosed by low level brick and block wall and railings, with gated access and steps leading to the front door.

REAR To the rear property and accessed from the kitchen is a tiled courtyard garden with outside lights, timber garden shed, outside tap and gated access onto a service lane which leads to a communal green space. There is also access to a useful workshop/store measuring 8' 4" x 6' 7" with strip light, power sockets and double-glazed window.



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



Age: 1940s' (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B EPC Rating: E	Tenure: Freehold
Services - TBC	
Electric Meter Position:	Gas Meter Position:
Boiler Position: Utility room - conventional	Water:
Loft:	Rear Garden Facing:
Total Floor Area: Approx 80 sqm	Square foot: 861.11 approx

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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