



Parkfield Road, Torquay

£210,000



WILLIAMS HEDGE
ESTATE AGENTS



Tel: 01803 554322

42 PARKFIELD ROAD, TORQUAY, TQ1 4AN

Well presented | Entrance hall | lounge opening to dining room | Kitchen/breakfast room
Three well proportioned bedrooms | Bathroom | Easy maintenance enclosed rear garden
Viewing highly recommended

A well-presented mid terraced home with generous size rooms and accommodation arranged over two floors comprising entrance hall, lounge through to dining room, kitchen/breakfast room, three well-proportioned bedrooms and bathroom, externally the property benefits from easy maintenance enclosed rear garden.

The Accommodation Comprises

Obscure uPVC double glazed front door

ENTRANCE HALL - 7.72m x 1.7m (25'4" x 5'7") Radiator, smooth finished ceilings, wall lights, cupboard housing wall mounted electric consumer unit and meter, stairs to the first floor and smoke detector.

LOUNGE DINER Under stairs storage cupboard.

LOUNGE - 3.99m x 3.56m (13'1" x 11'8") TV aerial point, uPVC double glazed window to the front aspect, coving, ceiling light point, smooth finished ceiling, archway to dining room.



DINING ROOM - 3.56m x 3.2m (11'8" x 10'6")
Ceiling light point, coving, smooth finish ceilings.



KITCHEN BREAKFAST ROOM - 4.78m x 2.54m (15'8" x 8'4") Matching wall, base and drawer units with roll edge work surfaces over, inset stainless steel sink with matching drainer, wall mounted boiler controlling central heating system, built-in four ring gas hob, built-in oven, extractor hood above, directional ceiling spotlights, tiled wall, space and plumbing for dishwasher, extended worktop providing breakfast bar, space and plumbing for washing machine, space for upright for fridge/freezer, uPVC double glazed window to the rear aspect and uPVC double glazed door providing access to the rear garden, vinyl flooring, smooth finish ceilings.



BATHROOM - 2.36m x 2.34m (7'9" x 7'8")

Three-piece matching suite comprising curved panelled bath, mixer taps with shower attachment, curved shower screen, pedestal hand wash basin, close coupled WC with push button flush, two obscure double-glazed windows to the side aspect, ceiling light point, tiled flooring, heated towel rail, wall mounted mirror fronted medicine cabinet.



SPLIT LEVEL LANDING - 3.84m x 1.7m (12'7" x 5'7") With doors to bedrooms and bathroom, ceiling light point, smoke detector, access to loft, coving and smooth finish ceilings.

BEDROOM ONE - 3.58m x 3.05m (11'9" x 10'0") Double bedroom, ceiling light point, TV aerial points, uPVC double glazed window to the rear aspect overlooking the rear garden, radiator, built-in wardrobe with mirror fronted sliding doors, hanging rail with shelving.



BEDROOM TWO - 3.84m x 2.92m (12'7" x 9'7")

Double bedroom, ceiling light points, smooth finish ceilings, uPVC double glazed window to the front aspect and radiator.

BEDROOM THREE - 3.25m x 2.06m (10'8" x 6'9") Generous sized room, ceiling light points, smooth finish ceilings, space for wardrobe, uPVC double glazed window to the front aspect, radiator.

OUTSIDE

REAR GARDEN Timber steps leading to raised decked seating area, outside power point, cold water tap, enclosed with stone walls and timber gate to rear service path.

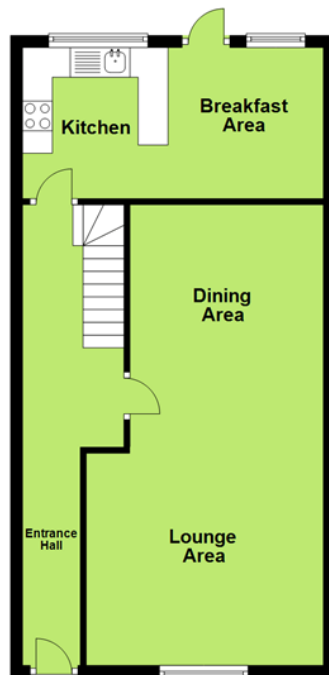


Age: (unverified)	Stamp Duty:* £0 at asking price
Council Tax Band: B EPC Rating: C	Tenure: Freehold
Services - Mains gas, electricity, water and sewage.	
Electric Meter Position: Hall	Gas Meter Position: Hall
Boiler Position: Kitchen	Water: Rates
Loft: Insulated and part boarded	Rear Garden Facing:
Total Floor Area: approx. 97 Sqm	Square foot: approx. 1,044 Sqft

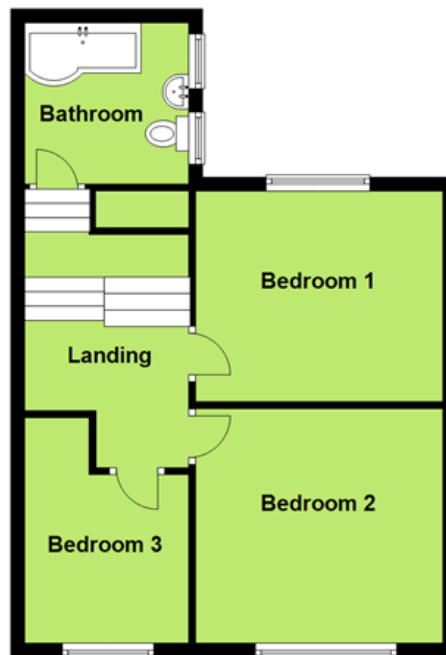
DISCLAIMER: The information provided by the seller and associated websites is accurate to the best of our knowledge. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

Ground Floor



First Floor



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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