



Higher Audley Avenue, Torquay

£299,950



WILLIAMS HEDGE
ESTATE AGENTS



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13 HIGHER AUDLEY AVENUE, TORQUAY, DEVON TQ2 7PG

Semi-detached house | Spacious kitchen | Good-sized lounge | Sun patio | Two bedrooms
Bathroom | Separate one bedroom annexe | Separate office | Stunning open and sea views
UPVC double glazed windows

A very individual semi-detached house having extensive accommodation which is not immediately apparent from the road. The property comprises a two-bedroom house with separate office, utility and workshop accessed from the side and a further separate self-contained one-bedroom annexe. The house and ancillary accommodation is particularly well-presented throughout and enjoys exceptional open and sea views across the town and bay. In addition, the gardens are a noteworthy feature having been beautifully landscaped and benefitting from this exclusive location. The accommodation has gas central heating, uPVC double glazed windows and comprises main house, spacious well fitted kitchen, large lounge dining room opening to extensive sun deck from which the lovely views are enjoyed, two bedrooms and bathroom. From the side of the house there is the office, utility and workshop area and separately from the side of the house there is the annexe comprising open plan lounge, kitchen, opening onto the rear garden, bedroom and ensuite shower room. To the front of the property there is parking and to the rear of good-sized beautiful garden with summerhouse and timber shed from where the views can be enjoyed.

The house is situated in a quiet no through road and is in walking distance of schools and many other amenities. Viewing is essential to fully appreciate all that this property has to offer.

The Accommodation Comprises

Composite door opens to

PORCH - 1.78m x 1.5m (5'10" x 4'11") UPVC double glazed windows to two aspects, uPVC double glazed door opens to

KITCHEN/BREAKFAST ROOM - 3.56m x 3.51m (11'8" x 11'6") Fitted with extensive range of modern units comprising work surface with inset sink unit, cupboards under, integrated dishwasher, further work surface with inset electric hob with cooker hood over, range of cupboards and drawers under, integrated double oven, set in oven housing with storage above and below, integrated fridge/freezer. Island unit with work surface, cupboard and drawer under, ladder style heated towel rail, further work surface and storage cupboard, uPVC double glazed window, access to loft. Door to



LOUNGE/DINING ROOM - 7.37m x 4.17m (24'2" x 13'8" reducing to 10'5") Coved ceiling, central heating radiator, attractive stone fireplace and hearth with fitted electric fire, wall light point, uPVC double glazed sliding patio door opening onto



EXTENSIVE SUN BALCONY - 4.42m x 4.19m (14'6" x 13'9") The balcony is boarded by stainless steel and glazed balustrading and this area enjoys quite stunning open views right across the town and sea views of the bay across to Paignton and beyond. These views are also enjoyed from the lounge.

Door from lounge opens to

INNER LOBBY Central heating radiator, uPVC double glazed window, stairs rise to first floor and landing, access to loft.

BEDROOM ONE - 4.22m x 3.2m (13'10" x 10'6") Central heating radiator, uPVC double glazed window, range of built-in wardrobes, stunning open and sea views across the town and bay, further storage dressing area with fitted corner wash hand basin.



BEDROOM TWO - 2.97m x 2.34m (9'9" x 7'8") Coved ceiling, central heating radiator, uPVC double glazed window, fitted corner desk with storage cupboards under.

BATHROOM - 2.11m x 1.7m (6'11" x 5'7") Comprising panel bath with shower over, pedestal wash hand basin, low level WC, bidet, extractor fan, tiled walls, coved ceiling, uPVC double glazed window.

UNDERHOUSE UTILITY AREA/WORKSHOP/STUDY

This useful area is accessed externally from the side of the property and comprising three rooms.

ROOM ONE - 3.2m x 2.36m (10'6" x 7'9") Worksurface with cupboards under, range of wall cupboards, wall mounted gas fired boiler for central heating and hot water.

ROOM TWO - 2.79m x 2.49m (9'2" x 8'2") Currently used as an office. Fitted worksurface to two sides, central heating radiator, uPVC double glazed window.

ROOM THREE/UTILITY ROOM - 2.62m x 2.18m (8'7" x 7'2") Fitted with commercial washing machine and commercial dryer, stainless steel single drainer sink unit, cupboards under, hot water cylinder, access to further under house storage area.

SELF CONTAINED ANNEXE Also accessed from the side of the property, uPVC double glazed door opens to

KITCHEN/LIVING AREA - 4.9m x 3.56m (16'1" max x 11'8" max reducing to 6'10")

Kitchen area: Fitted with modern range of units comprising worksurface with inset stainless steel sink unit, cupboards under, inset electric hob with cooker hood over, integrated oven, further appliance space, adjoining worksurface with cupboard and drawer unit under, range of wall cupboards.

Living area: Hearth with electric fire, wall light points, uPVC double glazed sliding patio doors opening to rear garden. At one end door opens to

BEDROOM - 3.51m x 2.16m (11'6" x 7'1") UPVC double glazed window.

SHOWER ROOM ENSUITE Shower cubicle with shower unit, wall hung wash hand basin, low level WC, tiled walls, extractor fan.

OUTSIDE

FRONT To the front of the property there is a concreted parking area providing parking for approximately two cars with further access to the side of the property that leads to the under house area and flat and in turn to the rear garden.

REAR The rear garden is a particularly attractive feature of the property. As mentioned earlier there is a sun balcony which enjoys a sunny aspect and quite extraordinary lovely views. The rear garden has been landscaped with gravelled areas, numerous plants and shrubs, a timber **WORKSHOP/SHED** 2.95m x 2.29m (9'8" x 7'6") With light and power, there is a further timber **GARDEN ROOM** 3.1m x 2.77m (10'2" x 9'1") With light and power and is ideally placed at the far end of the garden from which lovely open views are enjoyed. The garden area also has a section of vegetable garden and patio areas.

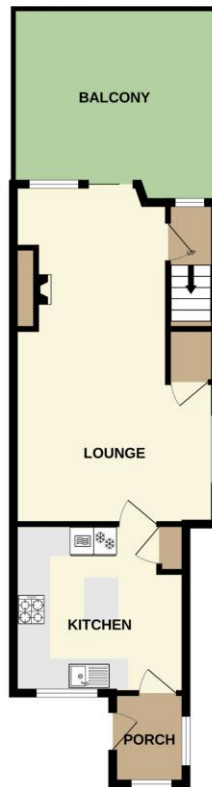


This Floorplan is not to scale and should only be used as a guide.

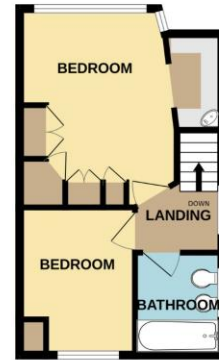
THE ANNEXE/UNDERHOUSE
69.1 sq.m. (744 sq.ft.) approx.



ENTRANCE FLOOR
43.6 sq.m. (469 sq.ft.) approx.



1ST FLOOR
29.1 sq.m. (313 sq.ft.) approx.



TOTAL FLOOR AREA : 141.7 sq.m. (1526 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Age: (unverified) | Stamp Duty:* £2,497 at asking price |
| Council Tax Band: C EPC Rating: D & F | Tenure: Freehold |
| Services - TBC | |
| Electric Meter Position: | Gas Meter Position: |
| Boiler Position: | Water: |
| Loft: | Rear Garden Facing: |
| Total Floor Area: Main house approx. 70 sqm. The annexe approx. 39 sqm. | Square foot: Main house approx. 753 sqft. The annexe approx. 419 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.

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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