



JOHN COUCH
THE ESTATE AGENT

3 Steps Lane
Torquay Devon
£365,000 Freehold

3 Steps Lane Torquay Devon TQ2 8NN

£365,000



With a sunny garden and paved terraces, the property offers a detached bungalow with two bedrooms, situated in a popular location, its accommodation designed for ease of living

Entrance porch ■ Entrance hall ■ Sitting room
Garden room ■ Kitchen/dining room ■ Rear porch
2 bedrooms ■ Shower/wet room
Garage ■ Gardens ■ Summer house

FOR SALE FREEHOLD

With a sunny garden and paved and sheltered terraces, the property offers a detached bungalow, its accommodation arranged over one floor designed for ease of living. It sits back from Steps Lane approached across a driveway leading to the single detached garage, with gated pedestrian access opening to the gardens which incorporate a summer house and greenhouse. The accommodation has an entrance hallway, sitting room, opening to a garden room, kitchen/dining room, two double bedrooms and a shower/wet room, the loft providing useful storage space, accessed by means of a loft ladder.

Steps Lane is to be found just off Moor Lane, located on the fringe of Torquay, it is within walking distance of Watcombe Beach and the King George IV playing fields with its surrounding hillsides and fields linking to the South West Coastal footpath. The location allows for access to the picturesque riverside village of Shaldon, with Teignmouth beyond. St Marychurch is within a short car journey where the popular shopping precinct offers a range of amenities. Moor Lane leads towards Barton Hill Road, allowing for quick access to Newton Abbot.

Double glazed **ENTRANCE PORCH** with a low wall, window shelf. Ceramic tiled floor. Double glazed front door into **ENTRANCE HALL**. Coved ceiling. Access to fully insulated loft with ladder. Cupboard housing the insulated hot water cylinder, immersion heater.

Cloaks cupboard with hanging rail, shelf and programme control. Ceramic tiled floor. Radiator.

Hardwood part glazed door into **SITTING ROOM** Double glazed window to the rear garden. Reformite stone fireplace, wooden mantle (fully functional chimney if required). Coved ceiling. Radiator. Oak glazed and wood doors into **GARDEN ROOM** Double glazed window overlooking the surrounding area in a southerly direction, double glazed windows to the side and front gardens. Coved ceiling. Radiator.

KITCHEN/DINING ROOM Double glazed window overlooking the garden. Work tops on three sides, hardwood units beneath and over, tiled surrounds. Built-in fridge and freezer. Inset sink, waste disposal, under sink instant hot water heater, plumbing for washing machine. Built-in split level double oven, four ring ceramic hob, extractor hood over. Wall mounted gas fired central heating boiler. Coved ceiling, two spotlight tracks. Ceramic tiled floor. Radiator.

REAR PORCH Coat hooks. Ceramic tiled floor. Double glazed door, obscure glass, to the garden.

BEDROOM (1) Double glazed window taking in the views over the surrounding area in a southerly direction. Three double fitted wardrobes. Coved ceiling. Radiator.

BEDROOM (2) Double glazed window to the front. Coved ceiling. Radiator.

SHOWER/WET ROOM Double glazed window, obscure glass. Fully tiled walls. Plate glass shower screen, plumbed shower unit, wall mounted wash basin, close coupled WC. Strip light/shaver socket. Cosmetics cupboard with mirrored doors, arched figured mirror. Coved ceiling. Extractor fan. Radiator.

OUTSIDE From Steps Lane a pedestrian pathway leads to a wrought iron gate opening to a walled and brick paved area. A driveway leads to the detached **GARAGE** with automated shutter style up and over door, light and power, double glazed door to the garden. The gardens incorporate a lawn and crazy paved terraces, one surrounded by walling. Further walled area with aluminium framed **GREENHOUSE SUMMER HOUSE** with two doors, side windows. **GARDEN SHED** External wall mounted gas and electric meters.

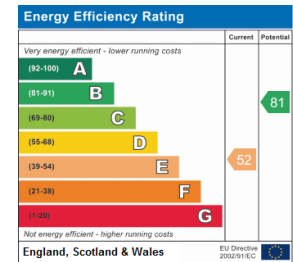
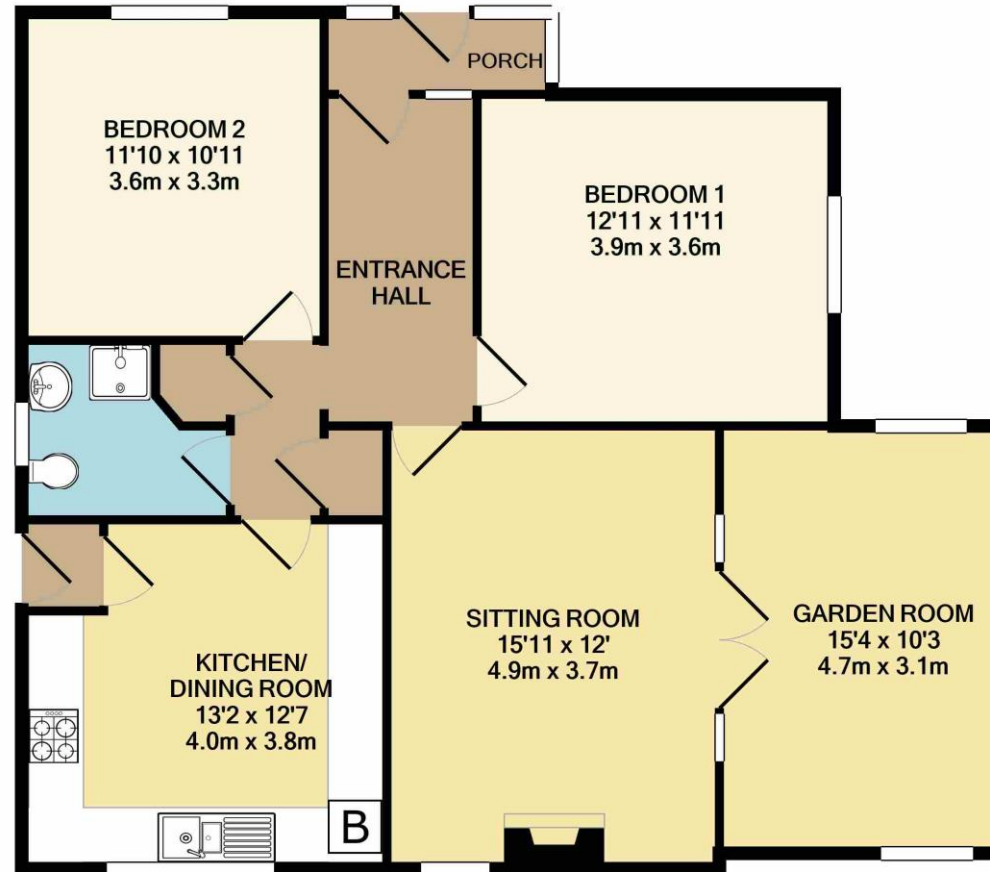
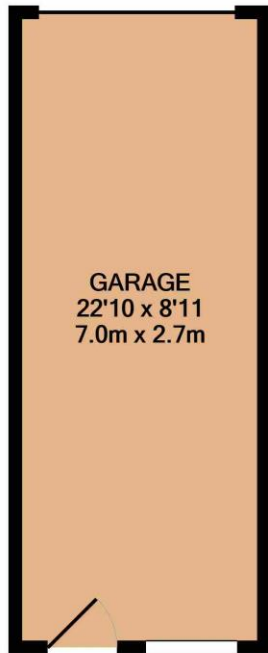
SERVICES Mains water, electricity, gas and drainage are all connected, subject to the necessary authorities and regulations. Gas fired central heating with radiators.

CURRENT PROPERTY TAX BAND D (Payable 2020/2021 £1872.89). **VIEWING** By appointment with the Vendors Agents

VIEWING BY APPOINTMENT ONLY







TOTAL APPROX. FLOOR AREA 1169 SQ.FT. (108.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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