



ARCOTT
TORQUAY TQ2 5LJ

*H S*owen
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GUIDE PRICE £425,000- £450,000 A beautiful semi-detached family home located close to Torquay sea front. It comprises of three double bedrooms, large dining room, living room, kitchen, family bathroom and a further lower ground floor loosely arranged as a studio apartment with a kitchen/lounge/bedroom and shower room. Externally there is parking to the front which leads to a double garage with good roof height as well as power and lighting. At the back of the house is a level garden which is laid primarily to lawn and also has a covered patio area. Location The property is situated off Avenue Road close to Torre Abbey and just a few minutes walk to both Torre Abbey Green and Abbey Sands. It is also within walking distance to Torquay Town Centre and Torre high street. Torquay Train station is a very short stroll away, offering fantastic links for commuters. Torquay is home to an array of picturesque landmarks and local attractions to include Princess Theatre, Kents Cavern and the Model Village. A variety of beaches are on offer for both sun worshippers or water sport enthusiasts with the power boat racing event occurring annually. The new South Devon Highway provides a faster route to the A38 with a journey time of approximately 30minutes to The Cathedral City of Exeter.

Entrance porch

Front elevation entry door.

Hallway

Stairs to first floor. Door with stairs down to lower ground floor. Wooden flooring. Dado rail. Coving.

Living Room 14' 8" x 12' 5" (4.47m x 3.78m)

Front and side elevation double glazed windows. Wall mounted radiator.

Dining Room 10' 9" x 20' 8" (3.27m x 6.29m)

Rear elevation double glazed windows. Fireplace. Wall mounted radiator.

Kitchen 10' 7" x 6' 11" (3.22m x 2.11m)

Fitted kitchen with wall and base units. Fitted work surfaces. Sink with drainer. Space for cooker. Cooker hood. Side elevation double glazed door and window.

First Floor Landing

Stairs down to ground floor.

Bedroom One 12' 7" x 14' 7" (3.83m x 4.44m)

Front and side elevation double glazed windows. Wall mounted radiators. Fitted wardrobes.

Bedroom Two 10' 10" x 11' 2" (3.30m x 3.40m)

Rear elevation double glazed window. Wall mounted radiator.





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Bedroom Three 7' 9" x 10' 5" (2.36m x 3.17m)
Rear elevation double glazed window. Wall mounted radiator.

Bathroom

Bath with shower over. Low level WC. Wash hand basin. Wall mounted radiator. Cupboard. Double glazed window.

Lower ground floor hall

Storage cupboard.

Studio bedroom/ Garden room 8' 11" x 19' 7" (2.72m x 5.96m)

Rear elevation double glazed door. Fitted wall and base units. Roll top work surface. Sink with drainer.

Shower Room

Shower cubicle. Low level WC. Wash hand basin.

Garage

Roller Door. Rear elevation double glazed door and window. Power and light.

Front garden

Gravelled driveway leading to the garage. Easy to maintain front garden with mature hedging.

Rear Garden

Low maintenance rear garden with terrace, level lawn and bordered by mature hedging and plants. Access to the lower ground floor.

General

Services:

All mains services are believed to be connected to the





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property.

Local Authority:

Council Tax:





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the Range



Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾
1673.59 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.