



30 Tower Road

You can never really prepare yourself what to expect on the inside of a period property. While they can often follow a similar floorplan, the age of the property undoubtedly means that period homes are likely to have been adapted and added onto over the years and so it is rare to ever see two exactly the same. One thing they do tend to have in common are lovely high ceilings, old panel doors and generously proportioned rooms and that is very much the case here. While it is always lovely to find one with all original features intact, it can be just as exciting to be instructed to sell one that is the perfect blend of both character and modern features. No.30 has managed to adapt over the years to perfectly suit modern family lifestyle and yet still provide everyone enough room to enjoy their personal space and time too.

This beautiful property on Tower Road has been sympathetically modernised in recent years to include a fully fitted kitchen with granite worktops, a Rangemaster cooking range and integral appliances. A large, light, modern bathroom has a double shower unit as well as a deep double ended bath, and there is a separate dining room to the lounge – both with wood-burners. The property is well decorated throughout, retaining many character features such as ornate architraves, deep skirting and cornice and has had wood burners fitted in the lounge and dining room.

A conservatory to the rear overlooks the long, private back garden comprising areas of patio, lawn and an attractive kitchen garden, with a fully insulated timber garden studio to the bottom of the garden with lights, power, an air-conditioning / heating unit and water connected – the perfect spot for entertaining friends on a summers evening.

The property would suit a variety of different buyers from families looking to be within walking distance of the popular St Mary's and Tower Road Primary Schools, to a professional couple wanting to be close to Pilgrim Hospital, and actually anyone looking for a property within walking distance of the town centre.



Entrance – A uPVC front door opens up into an Entrance Hall – Having decorative Victorian style floor tiling, Victorian style radiator with shelf over, staircase rising to the first floor accommodation and ornate ceiling and coved cornice.

Lounge 14'0 x 12'0 (4.26m x 3.65m) - Has a uPVC bay window the front aspect with fitted shutters, Victorian style radiator, central ceiling light point, fitted book shelves and fireplace housing a Villager woodburning stove.

Dining Room 12'11 x 11'0 (3.69m x 3.35m) – Has a uPVC window to the rear with fitted blinds and another to the side. Fireplace housing a Villager wood burning stove, wooden flooring and fitted shelving. Three branch spotlight fitting to the ceiling.



Kitchen 14'0 x 8'05 (4.26m x 2.45m) – Having a uPVC door and window to the side patio area. There is a range of solid granite worktops with oak fronted drawer and cupboard units at base and eye level. Integral appliances include a dishwasher in the kitchen and washing machine and tumble dryer in an adjoining lobby area. There is a Rangemaster cooking range with 6 burner gas hob and two electric ovens, grill and warming drawer and space for an American style fridge-freezer (not included). There is a single drainer sink unit with a mixer tap over and splash back wall tiling where appropriate. There is also a handy under-stairs cupboard and a wall mounted cupboard housing the gas fired boiler.

Conservatory 11'0 x 9'0 (3.35m x 2.74m) – Of brick and uPVC construction with French doors opening onto the patio. There is a radiator and fitted blinds.

First Floor Landing – Storage cupboard, picture rail and central ceiling light fitting.

Bedroom One - 12'0 x 10'0 (3.65m x 3.04m) – Having a uPVC window to the front, radiator (in process of being decorated and so no initial photo)

Bedroom Two - 11'0 x 9'11 (3.35m x 2.77m) – Having a uPVC window to the rear, radiator.

Bedroom Three - 7'11 x 6'5 (2.16m x 1.98m) – Having a window to the front, radiator.

Bathroom 13'0 x 7'0 (3.96m x 2.13m) – Having fully tiled walls and floor with underfloor heating, a uPVC window to the rear and a Velux style window with an automatic close facility when rain is detected. There is then a four piece suite to comprise double shower enclosure with hose attachment as well as Rain shower fitting, double ended bath with wall mounted taps, wide rectangular basin with drawers beneath and a fitted WC.

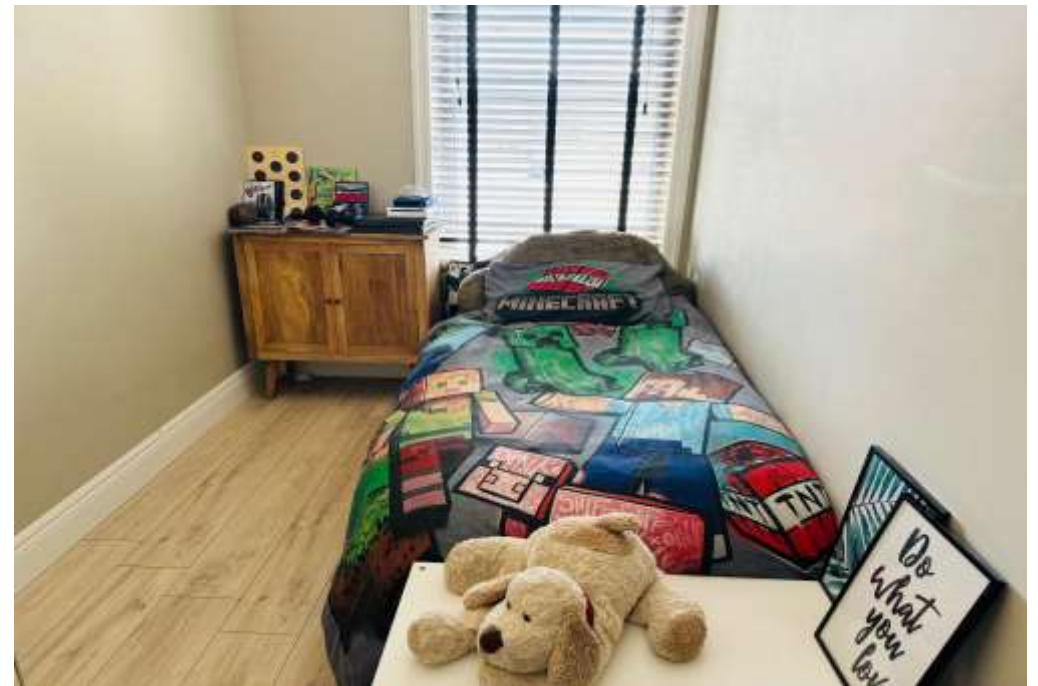
Outside – To the front of the property is a wide driveway providing off road parking for at least four cars vehicles and a gate to the side which leads into the back garden. To the rear of the property is a long garden, with fencing and established hedging to the side boundaries. The garden is laid to lawn, with a patio area outside the kitchen as well as another towards the bottom. There are many flowering shrubs and bushes and raised beds for growing your own salads, vegetables and herbs. At the bottom of the garden is a large wooden studio with, air-conditioning / heater unit, insulated walls, wood grain vinyl flooring, lights and power, which has been fitted with a kitchen for the seller's business. These kitchen fittings are open to additional negotiation or can be removed by the sellers and utilised at their next property. This studio of course with slight adaptation would also be ideal as a hobbies room, gym or a home office.

EPC – D

Council Tax Band – B

Gas Fired Central Heating

Drainage - Mains







Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Fairweather Estate Agents Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers or Tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) No person in this employment of Fairweather Estate Agents Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.