



Torquay

3x  1x 

ENERGY RATING F37

- Virtual Tour Available
- Mature Terraced House
- 3 Bedrooms
- Modern Kitchen
- First Floor Bath/Shower Room
- Front & Rear Gardens
- Ideal First Home or Buy to Let
- Popular Location

Guide Price:
OIEO £199,950
 FREEHOLD

7 Westbourne Road, Torquay, TQ1 4JT

A spacious mid-terraced home on a popular residential road within the coastal resort of Torquay. The property boasts spacious accommodation comprising three bedrooms, a large lounge/dining room, kitchen and bath/shower room. Gas central heating and double glazing are installed and outside there are easy to maintain gardens and on street parking. Internal viewings come highly recommended to appreciate the location and spacious accommodation on offer.

Situated in the popular area of Upton on the fringes of St. Marychurch, this property is ideally located to benefit from its close proximity to an array of amenities and attractions including the Plainmoor Shopping area, St. Marychurch Shopping precinct, the beautiful Babbacombe Downs, Oddicombe Beach, Torquay Town and Harbourside. Torquay town centre has a variety of shops, marina with restaurants, bistros and bars, theatre, seafront and beaches of the English Riviera are only a few minutes' drive away, as is 'The Willows' Shopping Centre. The county capital of Exeter is now a quick commute thanks to the nearby South Devon Link Road. Totnes, Dartmouth and Newton Abbot are also close by, and a short distance to the north lies the magnificent Dartmoor National Park. Torquay is well served with direct rail links to the major cities. Exeter airport has flights to many European and international destinations. Educational needs are well catered for by both the state and the private sector including the highly-regarded Torquay Grammar schools. Torquay also has a well-regarded Hospital.

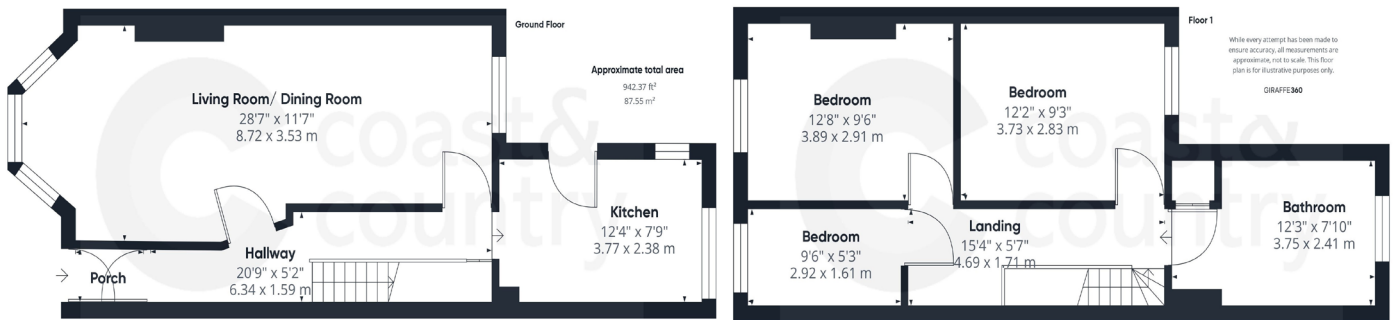
Accommodation: An entrance door and porch with door to hallway with stairs to first floor and two cupboards under. There is a spacious lounge/dining room and the lounge has a walk-in bay window to front and feature fireplace with gas living flame pebble effect fire. The dining room has a window to rear and door to hallway. The kitchen is fitted with a range of white wall and base units with roll edge work surfaces, tiled splashback, inset single drainer sink unit, space for appliances, wall mounted gas boiler, windows to rear and side and obscure-glazed door to outside.

On the first floor landing there is access to the loft. There are three bedrooms and a spacious bath/shower room with white panelled bath, shower cubicle, low level WC, pedestal wash basin, cupboard and obscure-glazed window.

Outside: Outside to the front there is a path leading to the front door and gravelled front garden for ease of maintenance. The rear garden is gently tiered with courtyard area (right of way across), steps leading to large paved patio area with timber shed and shrub borders.

Directions:

From the Penn Inn roundabout at Newton Abbot take the A380 South Devon Highway to Torquay. Pick up the A3022 Riviera Way passing The Willows retail park on the left. At Lawes Bridge traffic lights continue straight ahead on A3022 passing Asda on the left. Take the next left into Old Woods Hill. At the roundabout continue straight ahead past the cricket field on the left. At the T junction turn right into Lymington Road, take 2nd left into Chatto Road. Take the 3rd right into Westbourne Road.



Agents Notes:

Council Tax: Currently Band C

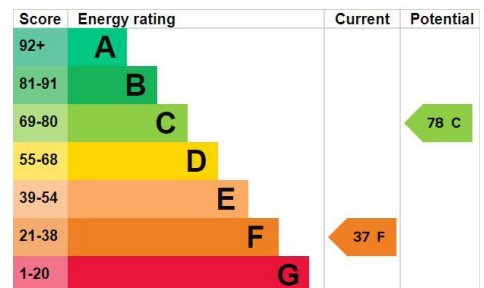
Tenure: Freehold

Mains water. Mains drainage. Mains gas. Mains electricity.

There exists a right of way at the rear of the property, as is common in terraced properties of this ilk, for access for wheelie bins and the like.

Floor Plans - For Illustrative Purposes Only

Energy Performance Certificate:



Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.