



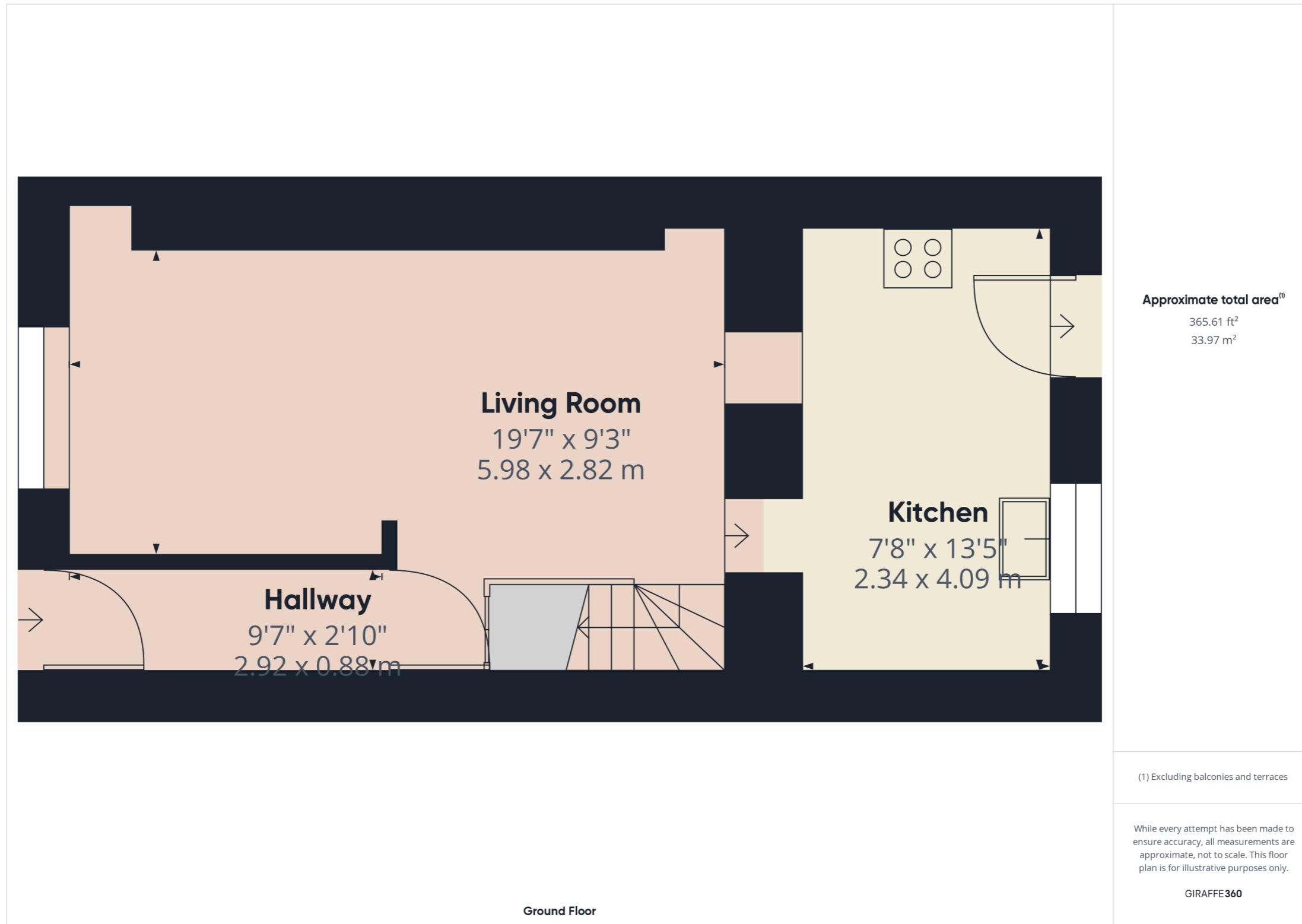
Ridgewater

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2 Bedroom Terraced House for Sale in Petitor Road, St Marychurch

OIRO £260,000

FLOOR PLAN



FLOOR PLAN



DESCRIPTION

Offered for sale with no onward chain, this lovely two bedroom cottage is situated in the popular area of St Marychurch within a short almost level walking distance and just around the corner from the pedestrianised St Marychurch precinct with its good selection of shops and amenities, as well as a local schools and Torquay Golf Course. The open spaces of Petitor and Babbacombe Downs with it's scenic coastal walks and access to local beaches are also close by. There are bus services operating to and from the town centre.

Having been well maintained by the current owner, this property is well presented throughout having been extensively updated and modernised in recent years and is now ready to move into. There is gas fired central heating, double glazing, a re-fitted modern kitchen and a spacious bathroom featuring a roll top bath as well as a separate shower cubicle.

Outside there is a small front garden and an attractive easily managed enclosed rear garden. There was previously a parking space and this could easily be re-instated if off road parking is required.

By virtue of it's size and location, the property would suit those seeking a retirement cottage or perhaps as a weekend/holiday home.

Accommodation.

Recessed arched entrance with a part double glazed front door with obscure glass and matching arched fan light over opening to the

Entrance Hall. Electricity meter and consumer box. Space for coat hooks. Wood flooring. Radiator. Inner door opening through to the

Lounge/Dining Room 19' 7" x 9' 3" (5.98m x 2.82m) widening to approximately 12' 9" (3.88m) by the stairs to the first floor. **Lounge Area** with a large double glazed window to the front. Wood flooring. Radiator. Television point. **Dining Area** with wood flooring. Radiator. Alcove with a fitted storage cupboard and book/display shelving over. Large understairs cupboard with a light. Large opening with a shelf and doorway leading through to the

Kitchen 13'5" x 7'8" (4.09m x 2.34m). Very well fitted with modern units in a light cream/white finish comprising floor based cupboards and drawers with wood

effect work top areas and tiled surrounds. Matching wall cupboards. One and a half bowl stainless steel sink unit with a mixer tap. Fitted electric hob and oven with a stainless steel cooker hood over. Cupboard front concealing the Viessmann gas fired combination boiler. Space for a fridge/freezer and a washing machine. Vertical designer style radiator. Wood flooring. Recessed ceiling lighting. Double glazed window to the rear and additional ceiling skylight to maximise sunlight. An external part obscure double glazed door leads to the rear of the cottage.

Stairs with a hand rail lead up to the **First Floor.**

Landing. Large shelved cupboard. Access hatch to loft space.

Bedroom 1 9' 5" x 13' 10" (2.87m x 3.93m) plus alcove. Large double glazed window overlooking surrounding area to the front. Attractive original style fireplace and surround. Television point. Radiator.

Bedroom 2 8' 0" x 8' 3" (2.45m x 2.53m) plus the depth of the large, full width fitted wardrobes with sliding doors, hanging rail and shelving. Double glazed window to the rear. Television point. Radiator.

Bathroom/WC 8' 1" x 6' 11" (2.49m x 2.11m) Beautifully fitted with a modern white suite comprising a roll top bath with ball and claw style feet and a chrome hand shower. Separate tiled shower cubicle with glazed screens and a chrome hand and rain shower. Close couple W.C. Pedestal wash basin. Extractor fan Vertical designer style radiator. Part panelled walls. Recessed lighting. Obscure double glazed window.

Outside. Small front garden enclosed by walls.

Rear. A tarmac lane from Petitor Road gives access to the rear of the cottage and serves the immediate neighbouring properties.

There is a private, enclosed rear garden which can be accessed from the lane. A timber gate opens onto a private courtyard garden enclosed by fencing and a stone wall which, although small, is a lovely space to entertain friends and family. Finished with artificial lawn, the garden includes a decked area with ample space for outdoor furniture, plus some children's play equipment if required.

Potential Parking. There was previously a parking space in the garden and this could very easily be re-instated if off road parking is required.

Council Tax Band B (£1658.80 2023/24).

Energy Performance Rating Band D.

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obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.

PHOTOS





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