



**Ridgewater**  
Local • Independent • Experts

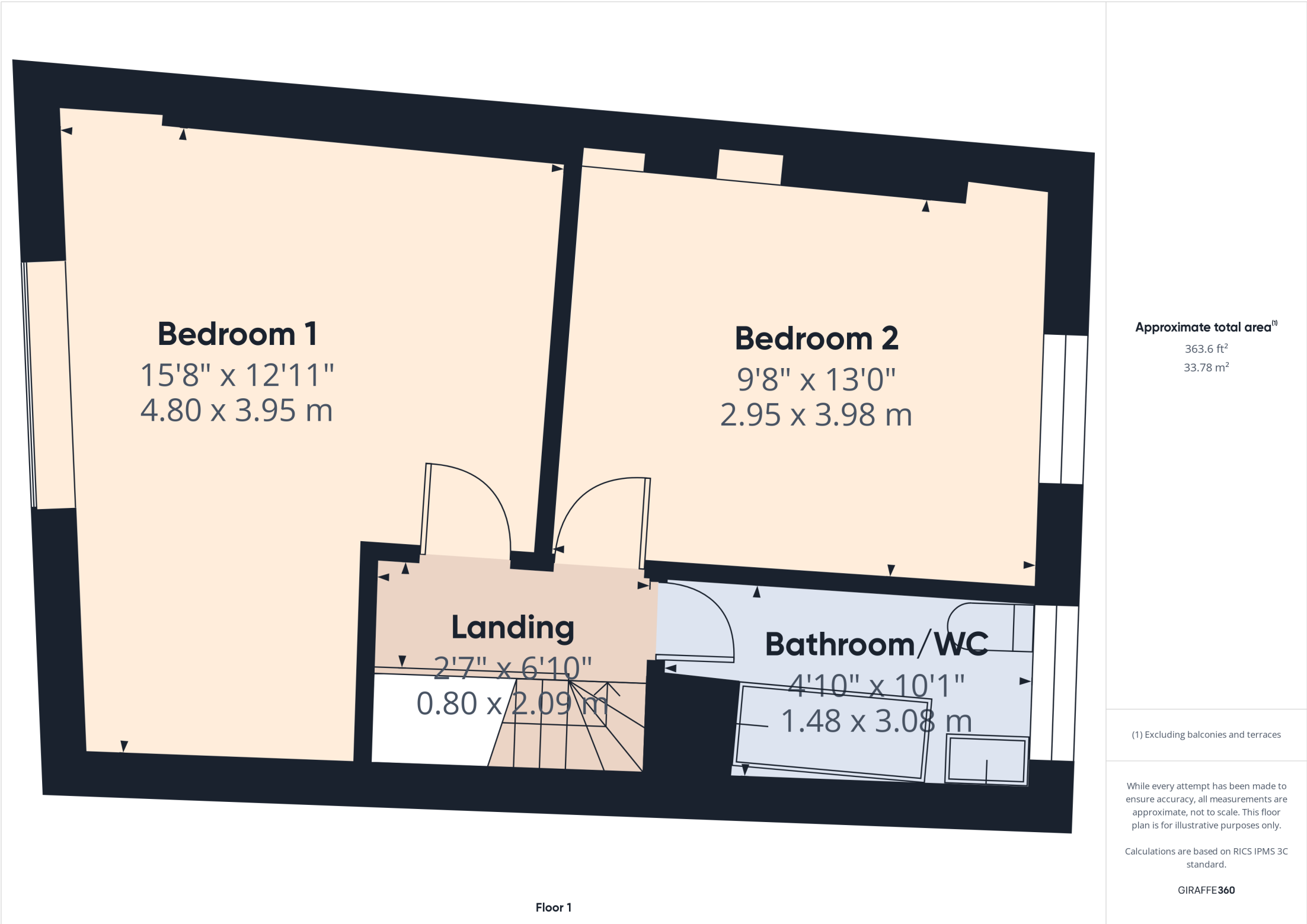
**2 Bedroom Terraced House for Sale in Belmont Road,  
Torquay**  
£170,000

# FLOOR PLAN





# FLOOR PLAN



# DESCRIPTION

An older style terraced house towards the lower end of the road just off Windsor Road and is situated between the town centre and the shops and amenities of Plainmoor, Babbacombe and St Marychurch. There are local schools within the surrounding area. Open outlooks are enjoyed over the surrounding area from the first floor rooms.

The property will now benefit from updating and modernisation to create a comfortable home in this popular residential area. There is a small raised front garden and a long, fairly level rear garden.

The property is being sold with no onward chain.

**Accommodation.**

PVC front door with rose motif double glazed panels to the

**Entrance Porch.** Large double glazed windows overlooking the front garden and surrounding area. Half glazed inner door opening to the

**Hall.** Coved ceiling. Electric panel heater. Telephone point.

**Lounge.** 12'7" x 10'7" (3.85m x 3.24m). Large double glazed window overlooking the front garden and surrounding area. Tiled hearth with a gas point. Coved ceiling. Overhead and wall lighting. Internal obscure glazed window to the dining room.

**Dining Room.** 15'2"x 12'1" (4.64m x 3.68m). Double glazed window to the rear. Coved ceiling. Display shelves. Tiled hearth with a gas point. Understairs storage cupboard. Glazed doors opening to the hall and kitchen.

**Kitchen** 9'2" x 7'5" (2.81m x 2.28m). Double glazed window overlooking the rear garden. Fitted with a range of floor base cupboards and drawers with roll edge work top areas and a stainless steel sink unit with a mixer tap. Tiled surrounds. Matching wall cupboards and shelving. Gas cooker point. Space for a fridge/freezer. Half double glazed door opening to the

**Utility Room** 9'8" x 6'7" (2.95m x 2.01m). Velux style roof window. Double glazed window and half glazed door opening to the rear path and garden. Space and

plumbing for a washing machine. Partition and sliding door to the Ground Floor WC with a close couple suite.

Stairs with a handrail lead from the hall to the **First Floor**.

**Landing.** Access to the loft space.

**Bedroom 1** 15'8" x 12'11" (4.80m x 3.95m). Large double glazed window giving open views across Torquay and the surrounding area. This a large room offering scope for sub division, we understand neighbouring properties have created a small third bedroom by adding an extra window and partition walls.

**Bedroom 2** 13'0" x 9'8" (3.98m x 2.95m). Double glazed window overlooking the rear gardens and surrounding area.

**Bathroom/WC** 10'1" x 4'10" (3.08m x 1.48m). Double glazed window to the rear. Fitted with a white suite comprising a bath with a Gainsborough shower unit over. Pedestal wash basin. Close couple WC. Part tiled walls. Electric wall heater. Airing cupboard housing the hot water cylinder with slatted shelving.

**Outside.**

Gate and steps to the front door.

The **Front Garden** is arranged with paved areas and flower and shrub borders.

**Rear.** Immediately behind the house is a gated access path. A wall and gate open to the **Long Rear Garden** with a central concrete pathway and paved area and wide shrub and flower bed borders.

Council Tax Band C (£1,984.75 2024/25).

Energy Performance Rating Band F.

Mains gas, electricity, water and drainage.

Broadband and mobile – We understand that Ultrafast broadband via Openreach and Virgin Media is available in the area with mobile signal likely with O2, Three, EE & Vodafone (according to the Ofcom website).



Flood Risk. Surface Water, Rivers and Sea Very Low, Ground water and Reservoirs unlikely (according to Gov.uk website).

Access. There are steps to the front door and a rear pedestrian access path between the house and garden.

There is unrestricted roadside parking.

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot

verify that they are in working order or fit for the purpose. A Buyer is advised to 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







#### **Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)



#### **Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Consumer Protection from Unfair Trading Regulations 2008** The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to 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.