



**Ridgewater**  
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**3 Bedroom Terraced House for Sale in Windsor Road,  
Torquay**  
£299,950



# FLOOR PLAN



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# DESCRIPTION

A beautifully presented bay fronted house situated in a level position approximately half way between the shopping facilities of Babbacombe and Plainmoor with the town centre slightly further away. There is a choice of schools within the surrounding area and bus services operate nearby to other parts of the town.

The house offers spacious, family sized accommodation with the benefit of double glazing and gas fired central heating. The bathroom has been refitted as a large shower room and there is a large well fitted kitchen/breakfast room which opens to the enclosed cottage style courtyard garden, ideal for children and/or pets, also offering parking potential. The house retains much of it's original character including some of the fireplaces, stripped wooden doors and polished wood floors making this an extremely comfortable family home in this convenient location.

**Accomodation.**

Part double glazed front door to Entrance Porch. Side and front double glazed windows, plant shelf, cupboard housing electric meter and consumer box. Double glazed inner door to

**Long Hall.** Radiator, dado rail, stripped and polished floor boards. Recessed lighting. Understairs storage cupboard.

**Lounge** 12' 10" x 17' 1" (3.93m x 5.20m) into large double glazed bay window to front. Ceiling cornice, picture rail, radiator, ornate original style cast iron fireplace with tiled relief and open grate and thick wooden surround, stripped and polished floorboards.

**Sitting Room/Occasional Bedroom** 12' 11" x 10' 5" (3.94m x 3.18m) Picture rail, radiator, opening to:

**Open Plan L Shaped Kitchen/Dining Room** 19' 9" x 15' 6" (6.02m x 4.72m) in the dining area narrowing to 9'11" (3.02m) in kitchen area. Brick fireplace ideal for an electric fire, 2 radiators, double glazed window to the rear, opening to dining room. Kitchen area very well fitted with range of floor based units having deep drawers and cupboards under roll edge work tops on one side and thick wooden work tops on the other with a Belfast sink, matching larder, broom and wall cupboards.

Integral gas hob and electric oven. Plumbed for dishwashing machine, washing machine and tumble drier. Ample space for other appliances. Baxi gas boiler supplying central heating and hot water. Tiled floor, part tiled walls, double glazed window to side and large double glazed patio window and door overlooking and opening to rear garden.

Easy rising stairs with a lovely wooden handrail and balustrade to the **First Floor.**

**Rear Landing.** Coved and artexed ceiling, dado rail,radiator, access to rear loft space.

**Bedroom 3** 10' 6" x 7' 11" (3.21m x 2.42m) Double glazed window to rear, picture rail, radiator.

**Modern Shower Room/WC.** 8' 7" x 5' 10" (2.62m x 1.79m) plus entrance area and storage cupboards. Refitted with a modern suite comprising a WC with a concealed cistern and wash basin with side shelf and cupboards under. Glazed shower cubicle with a chrome shower fitting with overhead rain and hand held shower heads. Radiator with a chrome heated towel rail and additional chrome ladder style towel rail. Shaver socket. Wall mirror. Recessed ceiling lights. Large double built in linen and storage cupboard with shelving. Obscure double glazed window.

**Separate WC.** Refitted with a modern suite comprising a WC with a concealed cistern and wash basin with side shelves. Radiator. Tiled walls. Coved ceiling with recessed lighting. Obscure double glazed window.

**Main Landing.** Coved and artexed ceiling, high window, dado rail, wooden handrail and balustrade, access to main loft space.

**Bedroom 1** 15' 11" x 14' 9" (4.86m x 4.52m) Two double glazed windows to front, picture rail, 2 radiators.

Agents Note: Bedroom 1 in the past has been subdivided in a double and single bedroom.

**Bedroom 2** 13' 9" x 10' 4" (4.20m x 3.16m) Double glazed window to rear, attractive original style fireplace, radiator, picture rail.



**Outside.**

**Front.** Enclosed garden which is mainly gravelled and paved with a large central palm tree. Gate and brick paved path to the front door.

**Rear.** Enclosed paved courtyard style garden with high walls and trellis panels providing privacy and a sun trap. Raised borders and corner beds ideal for potted plants and containers. Fire-pit, fig tree and grape vine. Recessed area idea for storage etc. Outside lighting and water tap. High fence and gate to the vehicular rear access lane .

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

Energy Performance Rating Band D.

Mains gas, electricity, water and drainage. Gas fired central heating.

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).

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)

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