



Ridgewater

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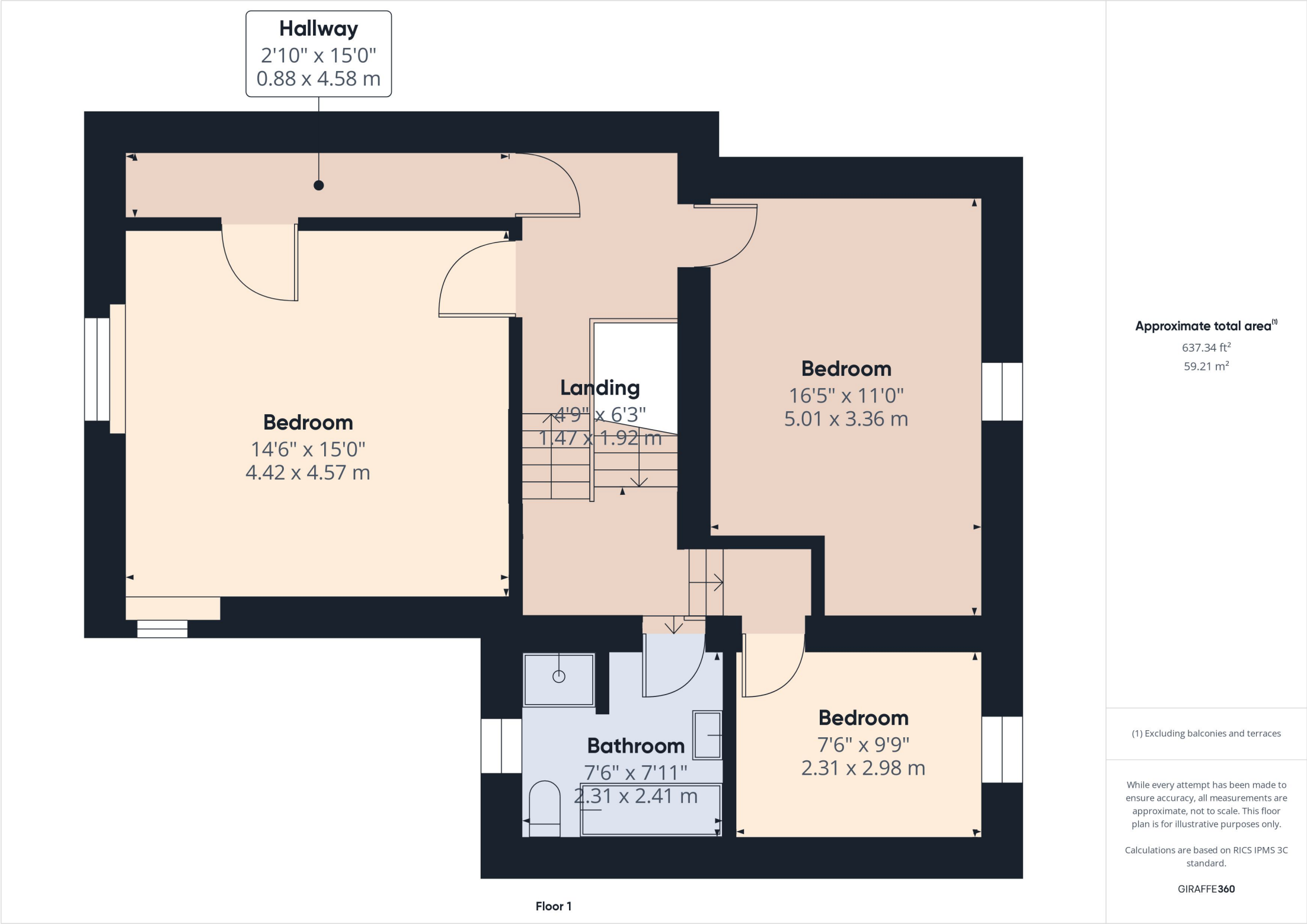
**4 Bedroom Semi-Detached House for Sale in Priory Road,
Torquay**

£599,950

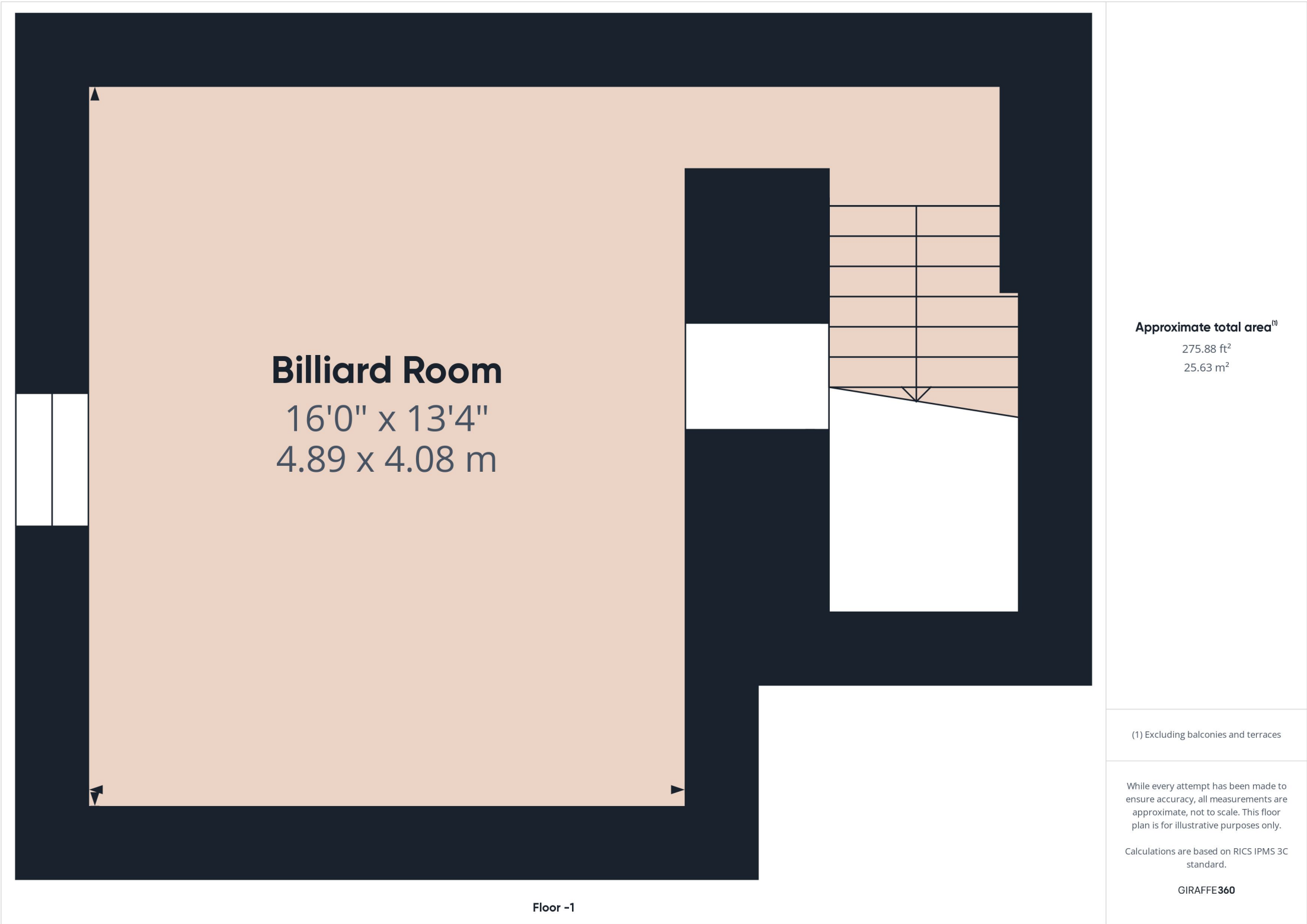
FLOOR PLAN



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DESCRIPTION

Mapleholme, believed to date from the 1860's, is opposite the high walls surrounding the Church of Our Lady Help of Christians and St Denis, with the upstairs windows at the front looking towards the productive church gardens, whereas the rooms at the rear look onto the enclosed gardens and across the surrounding area as far as Marlton and Dartmoor.

The house has been updated in recent years to provide a lovely family home with spacious accommodation including a luxury bathroom and big breakfast room/kitchen which opens out to a private sunny courtyard, ideal for 'al fresco' dining. Off the lounge a decked balcony overlooks the gardens. The house is very well presented and ready to walk into. There is a useful cellar room and outside, the gardens are quite private and sunny.

The district of St Marychurch offers a range of facilities and amenities including churches, the pedestrianised shopping precinct in Fore Street, the open spaces of Petitor giving access to coastal walks and beaches. Bus services operate from St Marychurch to Torquay town centre. Together with its neighbouring districts of Babbacombe and Plainmoor, the area offers schools catering from infants to secondary school.

ACCOMMODATION

CONSERVATORY ENTRANCE double glazed door and windows. Built in shelving, cupboards and coat hanging space. Two steps up to part glazed door to

ENTRANCE HALL Dado rail and archway to inner hall off which are the lounge and stairs to first floor.

CLOAKROOM Close couple W.C., wall mounted Worcester gas boiler supplying central heating and hot water, work top with stainless steel sink unit and plumbed for washing machine under. Window looking through entrance porch, tiled walls and floor.

DINING ROOM/BEDROOM 4 14' 10" x 10' 10" (4.54m x 3.32m) at most. Stripped floorboards, radiator, bay with double glazed windows to the side, deep built in wardrobe with shelving and hanging space.

BIG KITCHEN/BREAKFAST ROOM 23' 3" x 12' 6" (7.10m x 3.83m) narrowing to 11' 3" (3.43m) in dining area. Lovely kitchen fitted with a comprehensive range of wall and floor units with cupboards and drawers under roll edge work top surfaces incorporating one and a half bowl sink unit, space for a range style cooker with hood over, plumbed for dishwashing machine, part tiled walls, tiled floor (also to dining area), overhead, wall and concealed lighting, vertical radiator. Dining area has recessed ceiling lighting and a double glazed Velux roof window, double glazed window to the front with a large radiator under, double glazed window and door overlooking and opening to the courtyard with a South East aspect. Ample room for a table and chairs as well as other furniture.

LOUNGE 17' 7" x 14' 11" (5.36m x 4.56m) A beautiful room with ceiling rose and cornice, marble fire place with wood burning stove, two radiators, painted floorboards, double glazed window to side with shutters and shelf under. Double glazed windows and patio doors opening to the

SUN DECK BALCONY 12' 0" x 17'10" (3.66m x 5.64m) with timber flooring and guard rails overlooking the rear garden and surrounding area as far as Marlton.

Door from hall to CELLAR Flight of ten stone steps down to store area. Doorway to MAIN ROOM 16' 0" x 13'4" (4.89m x 4.08m) with over 6' (1.83m) head room and double glazed window exiting under sun deck. Ideal for gmaes room, gym, storage or hobbies.

Easy rising staircase to FIRST FLOOR.

HALF LANDING with double glazed high window. Steps to:

LUXURY BATHROOM 7' 11" x 7' 9" (2.41m x 2.31m) Modern suite in white comprising vanity wash basin with cupboards under, deep bath, close couple W.C., separate tiled shower cubicle with mixer taps, tiled floor and splash backs, electric shaver socket, frosted double glazed window, recessed overhead lighting, vertical towel rail radiator.

BEDROOM 3 9' 9" x 7' 6" (2.98m x 2.31m) Double glazed window to the front overlooking the garden, Church and grounds, radiator.

MAIN LANDING Ceiling cornice, space for furniture or a computer station. Large walk in store room with wall shelving.

MASTER BEDROOM 1 15'0" x 14' 6" (4.57m x 4.42m) Lovely room with ceiling rose and cornice, original style fire place, radiator, wood effect laminate flooring, walk in wardrobe. Double glazed windows to the side and rear with far reaching views over the surrounding area as far as Marldon and Dartmoor.

BEDROOM 2 16' 5" x 11' 0" MAX (5.01m x 3.36m) Double glazed window to the front overlooking the garden, Church and grounds, radiator. Ceiling cornice with hatch and foldaway steps to the

LOFT SPACE Suitable for storage.

OUTSIDE Gravelled parking space for 2/3 cars. It should be possible to increase this area relatively easily if required. Small courtyard area just outside the kitchen/breakfast room ideal for 'al fresco' dining with border beds and space for potted plants etc. The Gardens (South and West facing) are a feature of Mapleholme with lawned areas, wide well stocked border beds and a variety of

bushes, shrubs, trees including an apple tree. Garden shed, covered wood store, all enclosed by stone walls, hedging and fencing providing a good degree of privacy.

This is a Freehold property.

This Council Tax band for this property is: D

EPC D

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





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