



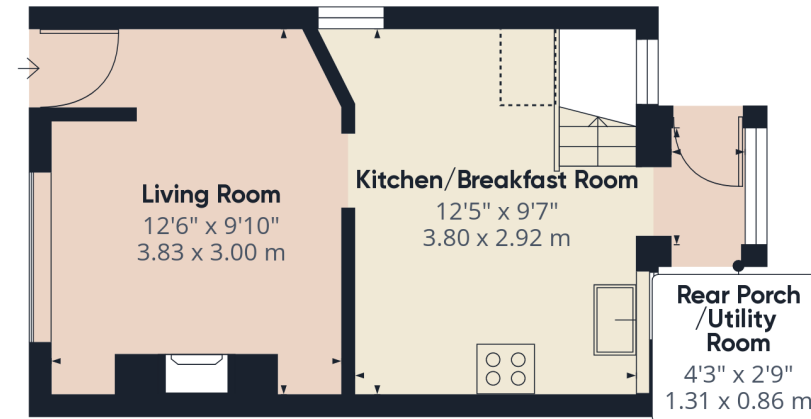
Ridgewater

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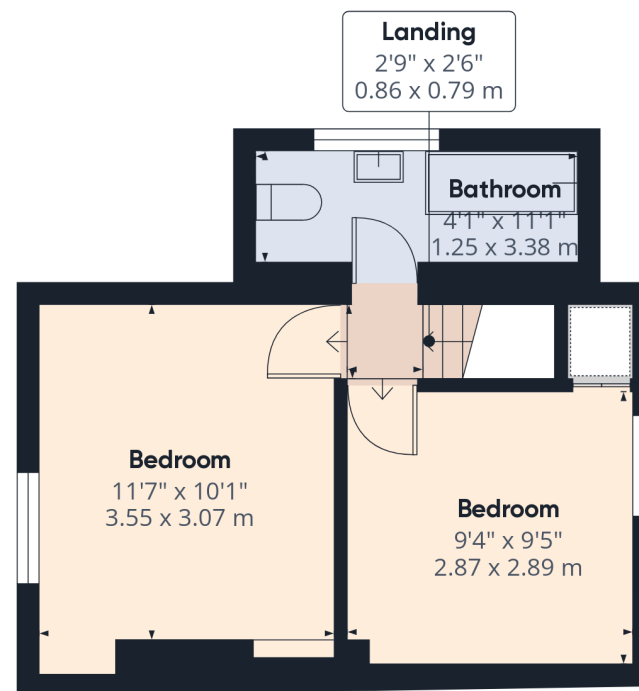
**2 Bedroom Semi-Detached House for Sale in Clennon
Lane, Barton, Torquay**

£190,000

FLOOR PLAN



Ground Floor



Floor 1

Approximate total area⁽¹⁾

523.45 ft²

48.63 m²

Reduced headroom

4.86 ft²

0.45 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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DESCRIPTION

A well presented and modernised semi detached cottage style house situated at the higher end of Clennon Lane near it's junction with Isaacs Road, within just a few minutes walking distance from the parade of shops in Barton Hill Road, bus services to and from the town centre, local infants and primary schools and a short distance from the Willows shopping area. There is good access by road to the neighbouring towns and via the South Devon Expressway to Newton Abbot and Exeter.

The property has been updated and modernised and offers well presented accommodation which has gas fired central heating, double glazing, a well fitted modern kitchen and a refitted modern bathroom. Outside are gardens to front and rear, the rear being on different levels and arranged with decked and paved sitting areas ideal for a barbeque and entertaining.

Accommodation.

PVC front door with a triangular double glazed panel. Cupboard housing the electricity consumer box. Opening through to the

Lounge. Large double glazed window to the front overlooking the surrounding area. Chimney breast with a recessed fireplace and hearth with a wood burning stove. Wood effect flooring. Double radiator. A doorway opens through to the

Kitchen/Breakfast Room. Well fitted with modern units comprising floor base cupboards and drawers with wine racks and roll edge work top areas incorporating a one and a half bowl sink unit with a mixer tap. Matching wall cupboards. Hotpoint electric hob with a splash back and stainless steel cooker hood over and double oven under. Integrated dishwasher and fridge/freezer. Hosing for a microwave cooker. Understairs recess with a double glazed window to the side and a long breakfast bar counter with a storage cupboard and radiator below and shelving over. Cupboard housing the Vaillant Eco Tec gas fired boiler. Understairs cupboard. Wood effect flooring. Double glazed window to the rear garden. Internal window and doorway opening to the

Rear Porch with a large double glazed window and a double glazed door opening to the rear garden. Tiled floor. Doorway to the **Utility Area** with space for a washing machine and tumble drier. Tiled floor. Double glazed window.

Stairs with a balustrade and handrail lead up to the **First Floor.**

Landing. High level storage cupboard. Access to the loft space.

Bedroom 1. Double glazed window giving views over the surrounding area towards Lummaton and St Marychurch. Chimney breast with alcoves to either side. Double radiator.

Bedroom 2. Double glazed window overlooking the rear garden. Built in storage cupboard. Double radiator.

Bathroom/WC. Fitted with a modern white suite comprising a shower bath with a glazed screen and a chrome mixer shower with a rain shower and hand held shower head. Pedestal wash basin. Close couple WC. Fully tiled walls and floor. Extractor fan. Chrome ladder style radiator/towel rail. Obscure double glazed window to the side.

Outside.

Front. Steps from the front gateway lead to the front door with a canopy over. Small front garden enclosed by walls and fencing, mainly gravel with a raised flower bed border.

Rear. The rear garden is a feature of the property and is arranged on different levels. Immediately behind the house is a mainly decked area with an area of artificial grass and space for a table and chairs. A gate and steps lead up to two paved sitting areas with rope and timber balustrades with space for a barbeque and entertaining. To the side of the house is a covered storage area with a gate opening to the side with a right of way and gate for the adjoining cottage.

Council Tax Band B (£1,819.88 2025/26).

Energy Performance Rating Band To be confirmed.

Mains gas, electricity, water and drainage.

Broadband and mobile – We understand that Standard, Superfast and Ultrafast broadband via Openreach is available in the area with mobile signal likely with O2 & Vodafone, limited with Three and EE (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 sloping side pedestrian access path.

There is roadside parking nearby.

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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