



SIMPLY GREEN

Princes Road

Torquay

## 3 BEDROOM TERRACED

- ◆NO CHAIN
- ◆3 BEDROOMS
- ◆MID TERRACE HOME
- ◆LOUNGE
- ◆KITCHEN DINING ROOM
- ◆UTILITY/OFFICE SPACE
- ◆SHOWER ROOM
- ◆COURTYARD REAR GARDENS
- ◆IDEAL FIRST TIME BUY/INVESTMENT
- ◆TENURE - FREEHOLD. COUNCIL TAX BAND B.

No Onward Chain! Situated within close proximity of Torquay Town Centre, with a wealth of amenities, is this spacious Mid Terrace Home. Boasting accommodation laid out across three floors, with an entrance porch leading onto a lounge and double bedroom, with a further two double bedrooms to the first floor. A kitchen dining room to the lower ground floor, as well as a utility/office space and shower room. Level, low maintenance rear gardens and permit parking to the front. Viewing comes highly recommended to appreciate the accommodation on offer!



## Accommodation

UPVC door opening into entrance porch with cupboard housing consumer unit and electric meter with further timber door opening into entrance hallway with central heating radiator, smoke alarm and doors to Lounge & Bedroom. Stairs rising to first floor, and further stairs leading to lower ground floor. The lounge comprises of UPVC double glazed windows to the front, central heating radiator and feature fireplace, power points and door opening into under stair storage cupboard.

Bedroom/Dining Room offers a versatile space with UPVC double glazed windows to the rear, central heating radiator and fitted wardrobe storage. With further under stair storage cupboard.



## First Floor Accommodation

To the first floor, there is a small landing area with access to the loft and doors to both bedrooms. Bedroom One comprises of UPVC double glazed windows to the front, central heating radiator and fitted wardrobe storage. Bedroom Two also boasts UPVC double glazed windows to the rear, central heating radiator and fitted wardrobe storage.

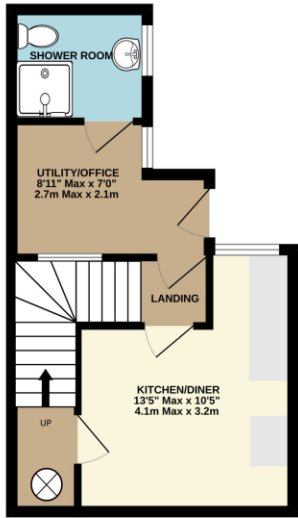


## Lower Ground Floor Accommodation

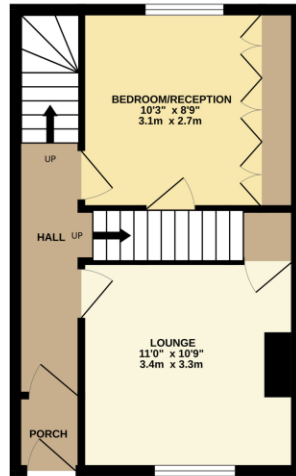
Stairs leading onto landing, with doors leading to Kitchen/Dining room, with UPVC double glazed window to the rear. Under stair storage, housing the boiler. Kitchen suite comprises of a range of wall and base units with tiling to splashback, work surfaces and inset sink with mixer tap. Space for Fridge Freezer and Cooker. Panelling to half height. Further door leads onto utility/office space with UPVC door opening into the rear gardens and UPVC double glazed window to the side. Panelling to half height, space and plumbing for washing machine, a range of power points and door leading onto Shower Room. Shower Room offers a white suite, with UPVC double glazed obscure window to the side, three piece suite with a low level WC, wash basin with vanity storage below and a shower with glass surround. Tiling to full height and electric towel radiator.



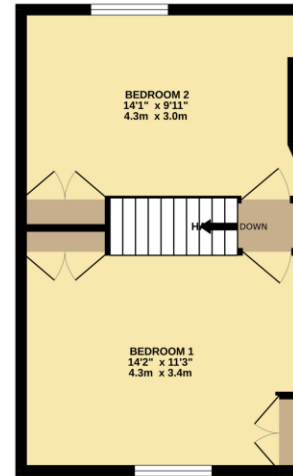
BASEMENT  
293 sq.ft. (27.2 sq.m.) approx.



GROUND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 971 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Outside

To the front of the property there is permit parking available and a level pathway giving access to the property. To the rear courtyard there is patio to floor, with raised bed and a range of mature shrubs and bushes. Outside tap.

EPC:

COUNCIL TAX BAND: B

TENURE: FREEHOLD

For more information on this house or to arrange a viewing please call the office on:

01626 798440

Alternatively, you can scan below to view all of the details of this property online.



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