

An aerial photograph of a large, white, two-story house with a dark grey roof and multiple chimneys. The house features a prominent red front door and several windows. It is surrounded by a large, well-maintained green lawn and lush landscaping, including various trees and shrubs. A paved path leads to the house, and a small stream or ditch runs along the bottom edge of the property.

SIMPLY GREEN

Erith Mount,
Higher Erith Road

Torquay

5 BEDROOMS SEMI DETACHED HOUSE

- ◆NO CHAIN!
- ◆PERIOD SEMI DETACHED FAMILY HOME
- ◆5 BEDROOMS
- ◆2 BATHROOMS
- ◆4 RECEPTION ROOMS
- ◆KITCHEN
- ◆LARGE GARDENS
- ◆ELEVATED POSITION
- ◆ON STREET PARKING
- ◆FREHOLD/COUNCIL TAX BAND F

With No Chain! Nestled within an expansive plot, this exceptionally well-presented period home boasts many of the character features expected of a house from this era. This stunning property mixes the best of classical style with contemporary comforts boasting light and spacious accommodation over two floors.

This impressive period home, has 5 bedrooms, 4 Reception rooms, kitchen and two bathrooms. The current vendors have recently decorated and upgraded parts of the family home. A real feature is the large garden with its pockets of areas to entertain family and friends and has views over the surrounding area.



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The property could provide families with separate living due to the layout of this property and was by the current vendors for a period of time.

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Situation - This impressive period home is located on Higher Erith Road, a quiet tree lined road well within easy reach of the harbourside and Wellswood shops. The property lies within the Lincombes conservation area in an attractive hillside setting away from the hustle and bustle of the town however, within minutes of the local beaches and striking distance to all local amenities making this the perfect family home.



Outside

The property is accessed via a set of double wrought iron gates leading to a raised expanse of level lawned garden and patio area, perfect for entertaining family and friends. The property is bordered by external lighting with access to the front porch via a solid wooden door. There is an abundance of mature trees, bordering the property and attractive shrubbery and plants found throughout.

A wrought iron gate leads to a hardstanding path with external lighting and access to the kitchen via a wooden framed glazed door. The hard standing path continues to the rear of the property with a bordering stone wall with mature hedging, an outside tap and two coal houses.

Steps with bordering sloping lawned gardens and bordering attractive plants, shrubbery and mature trees.

The steps continue to rise up to an elevated expanse of lawned gardens.

The top garden is currently separated from the main dwelling with the potential for development.

Incorporating a separate property. This garden is bordered by the original stone wall and is laid to a sloping appearance.

Access to Ridgeway Road is via a set of double wooden gates.

Viewings

To view this property, please call us on 01626 798440 or email sales@simply-green.co.uk and we will arrange a time that suits you.

Freehold

Services - Mains water, drainage, gas and electricity.
Gas central heating.

Local Authority

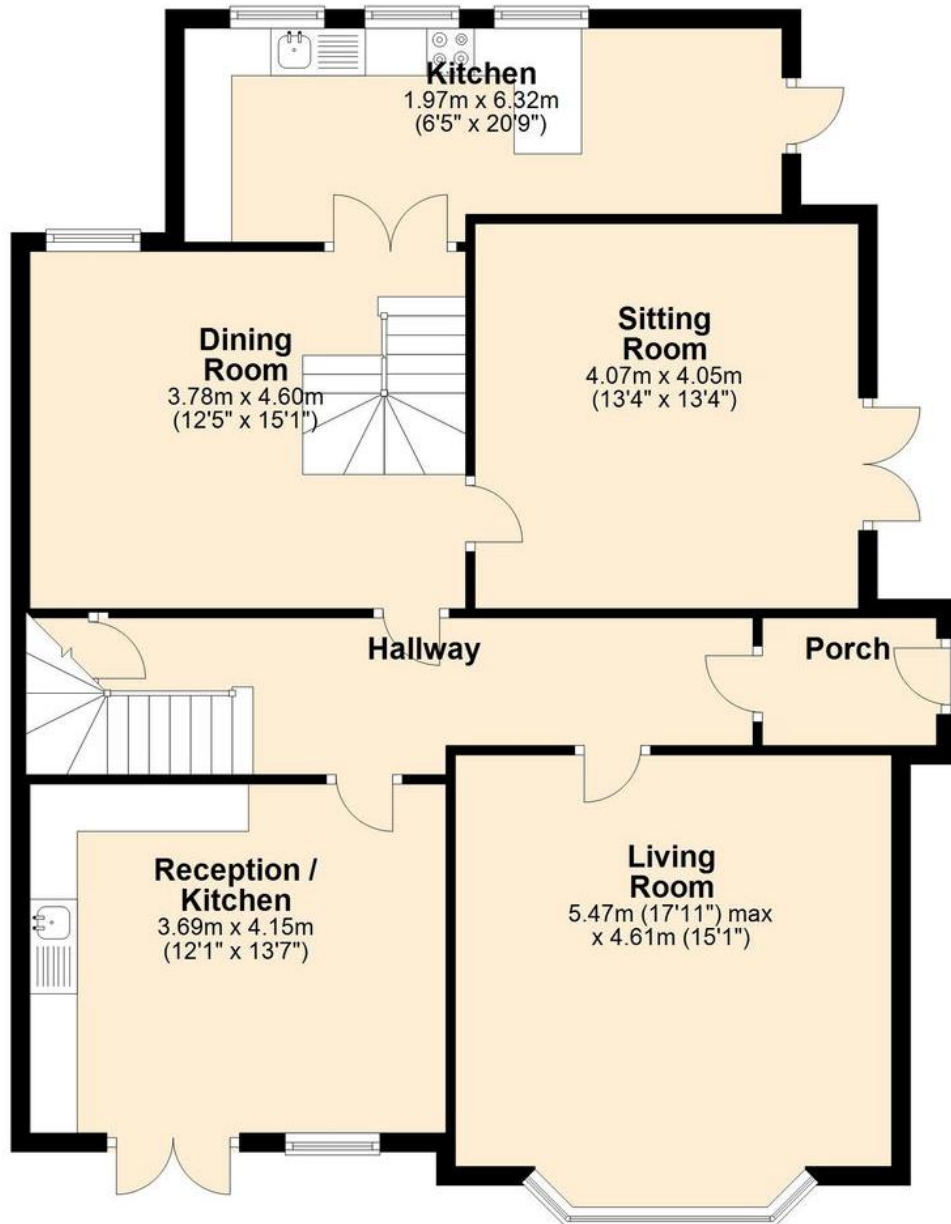
Torbay District Council



FLOORPLAN

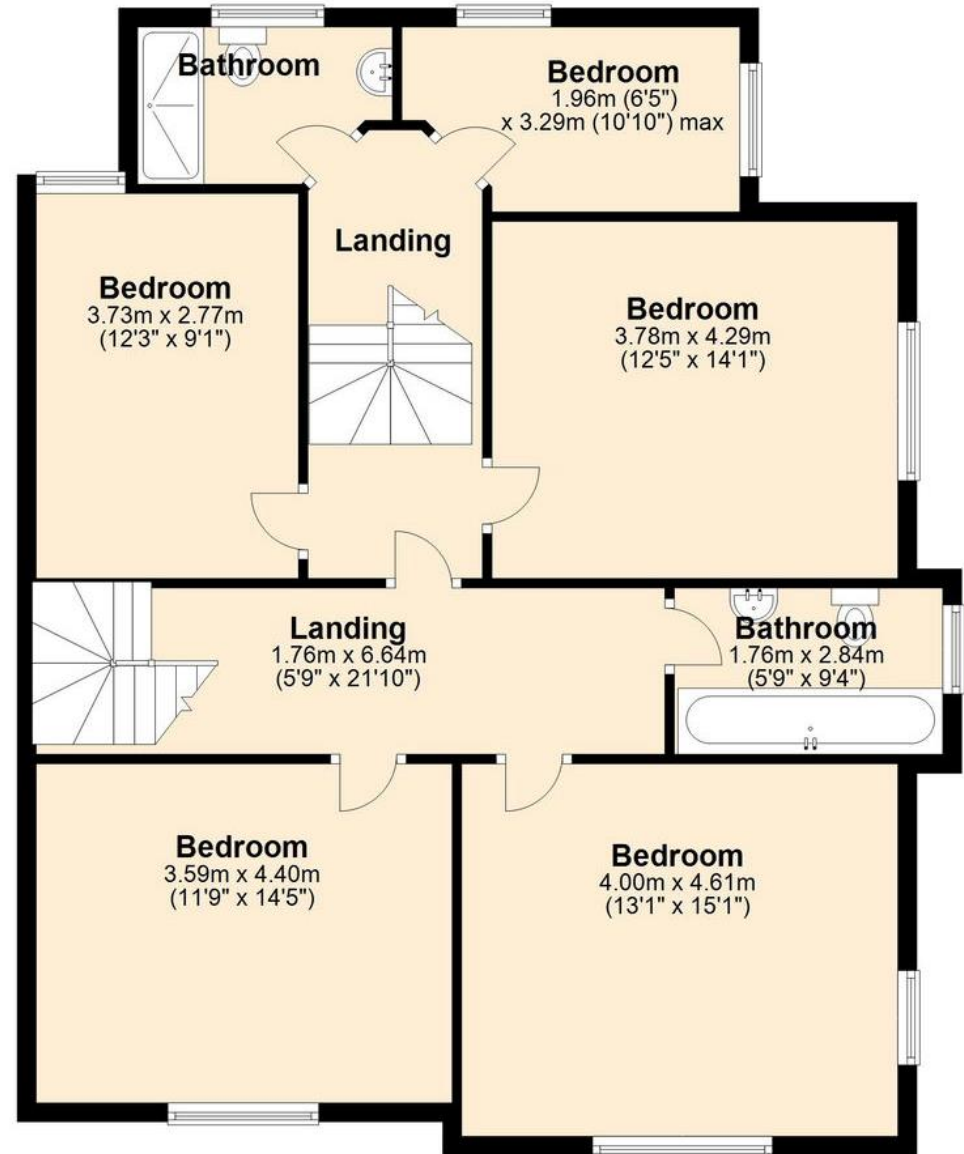
Ground Floor

Approx. 100.5 sq. metres (1081.5 sq. feet)



First Floor

Approx. 100.1 sq. metres (1077.3 sq. feet)



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AND

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SPEND!



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REMOVALS FROM A
LOCAL COMPANY

EPC: E

COUNCIL TAX BAND: F

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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