



SIMPLY GREEN

Warberry Road West
Torquay

SIMPLY GREEN

3 BEDROOM TERRACED HOUSE

- ◆ MID TERRACED HOUSE
- ◆ 3 BEDROOMS
- ◆ OPEN LOUNGE DINING ROOM
- ◆ MODERN KITCHEN SUITE
- ◆ WELL PRESENTED THROUGHOUT
- ◆ FANTASTIC FIRST TIME BUY
- ◆ CENTRAL LOCATION
- ◆ ON STREET PARKING
- ◆ DOUBLE GLAZING AND CENTRAL HEATING
- ◆ TENURE - FREEHOLD

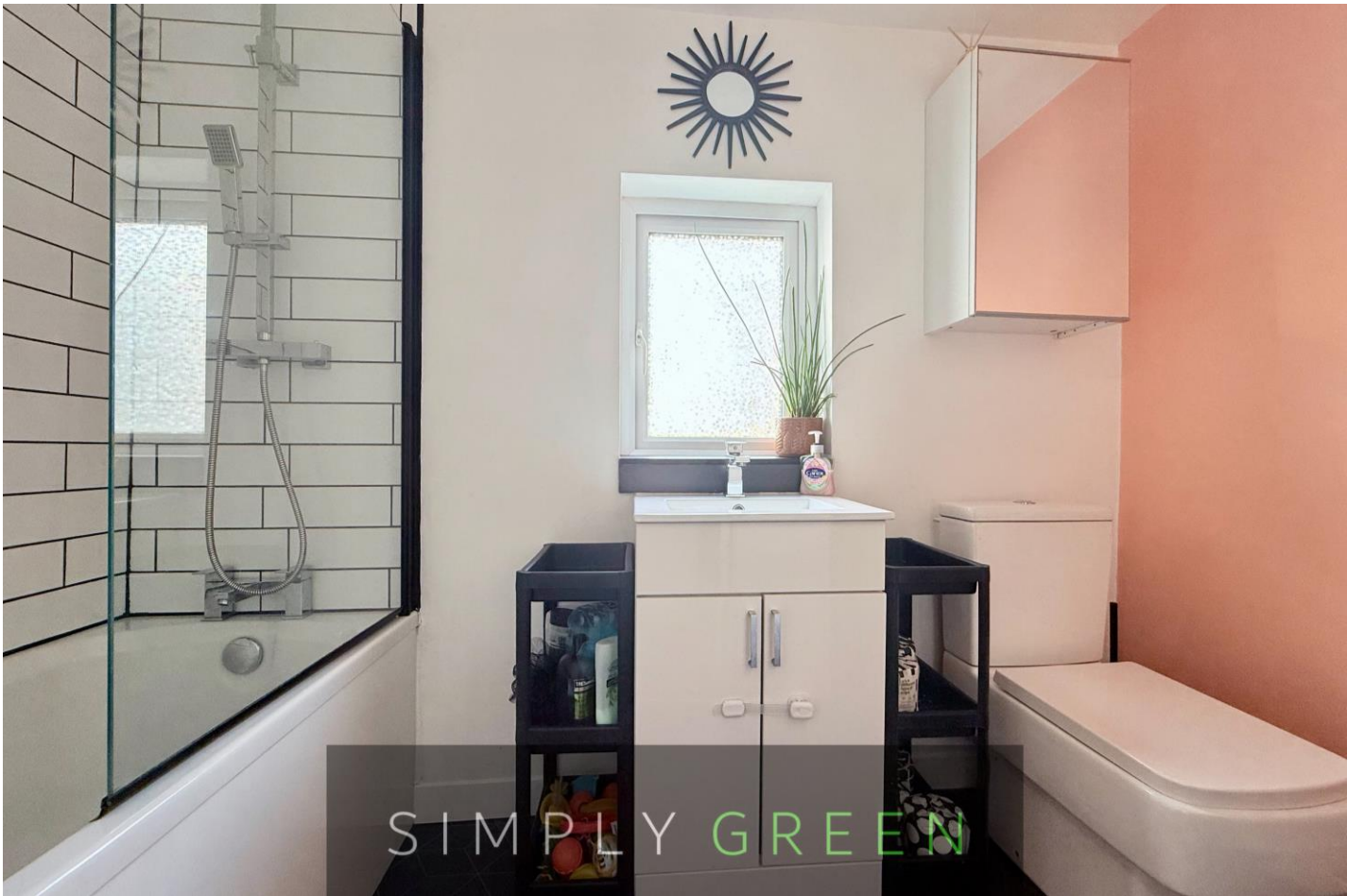
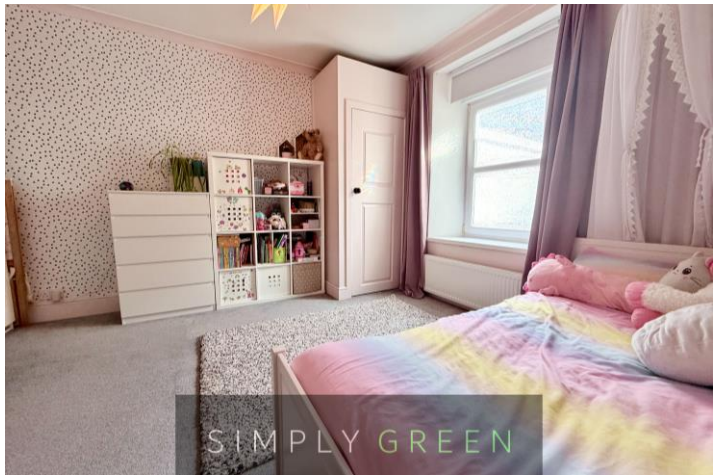
Spacious Three-Bedroom Home with open plan living, in a central location. Benefitting from on street parking, low maintenance gardens & well presented accommodation throughout. Making for a fantastic first time buy or investment. This well-presented three-bedroom home offers spacious accommodation across three floors, featuring a versatile attic room, modern kitchen, and a landscaped rear garden.



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Accommodation

Upon entering, a porch leads into an open-plan lounge and dining area, complete with a feature fireplace, gas fire, and ample storage. The space benefits from UPVC double glazing, central heating radiators, and a TV point. Stairs rise to the first floor, while a sliding door provides access to the modern fitted kitchen, which boasts a range of wall and base units, central heating radiator, metro-tiled splashbacks, a fitted oven with gas hob and extractor, and space for white goods. A skylight and UPVC window and door offer natural light and access to the rear garden.



First Floor Accommodation

The first-floor accommodation includes a landing with access to the attic room and doors leading to all bedrooms and the family bathroom.

Bedroom One features a UPVC double-glazed window to the front, central heating radiator, and ample power points. Bedroom Two benefits from a tilt-and-turn UPVC window to the rear, a fitted storage cupboard, and central heating. Bedroom Three also offers a rear-facing UPVC window, central heating radiator, and a well-proportioned layout.

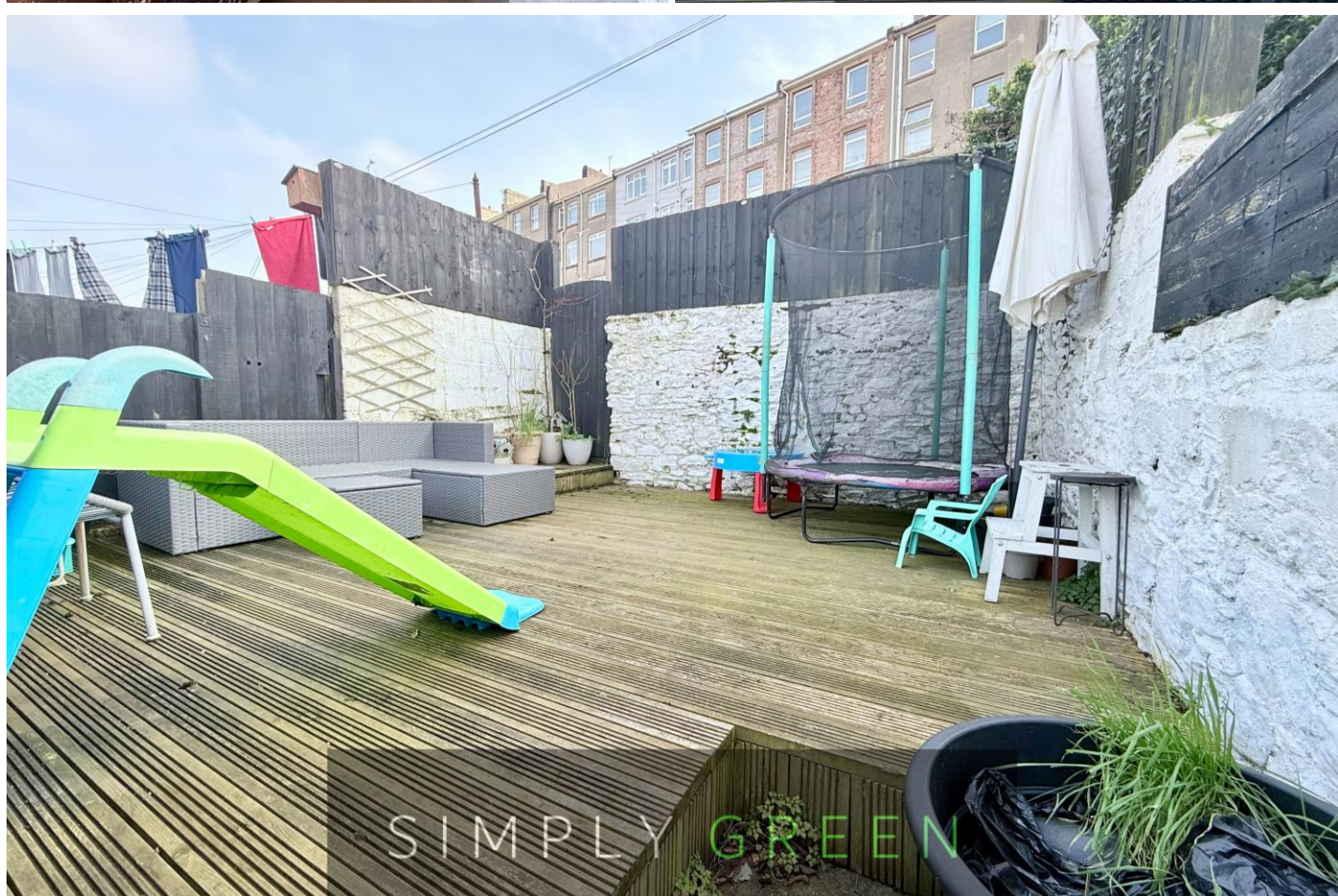
The family bathroom is fitted with a modern suite, including a panelled bath with a mixer tap and mains shower over, metro-tiled surrounds, a vanity wash basin with storage, a low-level WC, and a matte black heated towel rail. Additional features include a vanity storage mirror, an obscured double-glazed window, spotlights, an extractor fan, and linoleum flooring.

A staircase leads to the attic room, which is boarded and carpeted, offering ample storage.

Outside

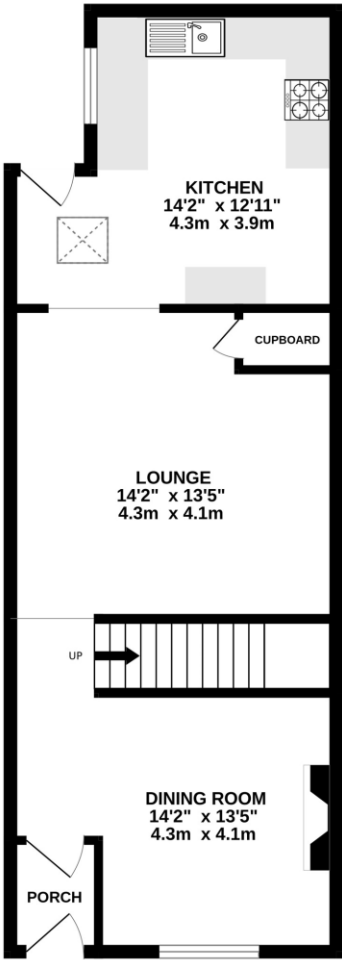
Outside, the rear garden is landscaped, with steps leading up from the kitchen, while the front offers a patio area, a bin store, and mature shrubs and bushes. On-street parking is available.

This charming home is perfect for families or professionals looking for spacious accommodation in a well-connected location.

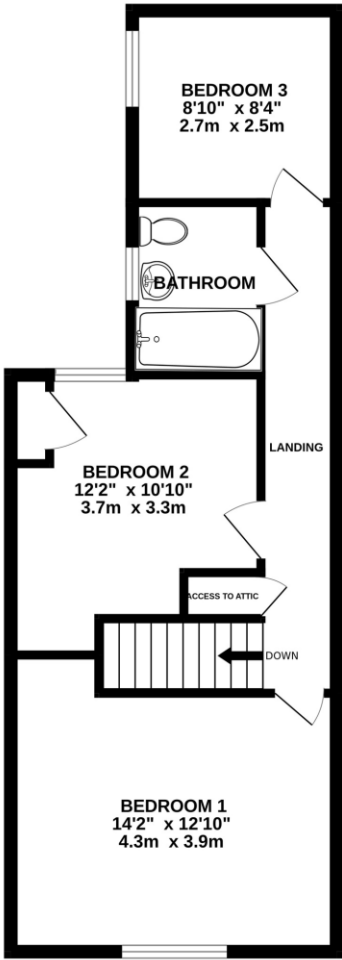


FLOORPLAN

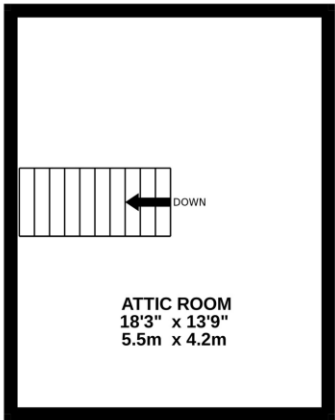
GROUND FLOOR



1ST FLOOR



ATTIC ROOM



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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