



DANIEL BUTTERWORTH



Carlton Road, Torquay, TQ1 1LZ

£260,000 Freehold

A stylish and modernised mid terrace house located in a popular area of Torquay, within proximity of Babbacombe and Torquay town. Accommodation briefly comprises; Hallway, Living Room with bay window, Large Kitchen / Dining Room with bi-fold doors, Utility Room, 2 Double Bedrooms and Bathroom. Outside there is a front and rear garden and off road parking for 2 cars.

This spacious two bedroom mid terraced house has been much improved by the current owners, renovated to a high standard throughout using traditional materials, in-keeping with the age of the property. The vast extension to the rear provides a 26' open kitchen / dining space with beautiful bi-folding doors opening out onto the landscaped gardens to the rear. There is a handy utility room to the rear of this room with space and plumbing for appliances.

A cosy but spacious living room faces the front and has a gas stove, tasteful decoration and has a bay window with far reaching views.

Upstairs, there are two sizeable bedrooms with the main bedroom facing the front, stretching to the entire width of the property to give plenty of space for a large bed. The owners have created a large built in wardrobe, all racked out with hanging rails and shelving. Bedroom two faces the rear and has space for a double bed, feature fireplace and a window overlooking the garden.

The bathroom is tiled, has a bath with centre tap, a wash basin with unit below, shower cubicle with glazing and a low level WC, all complimented with underfloor heating.

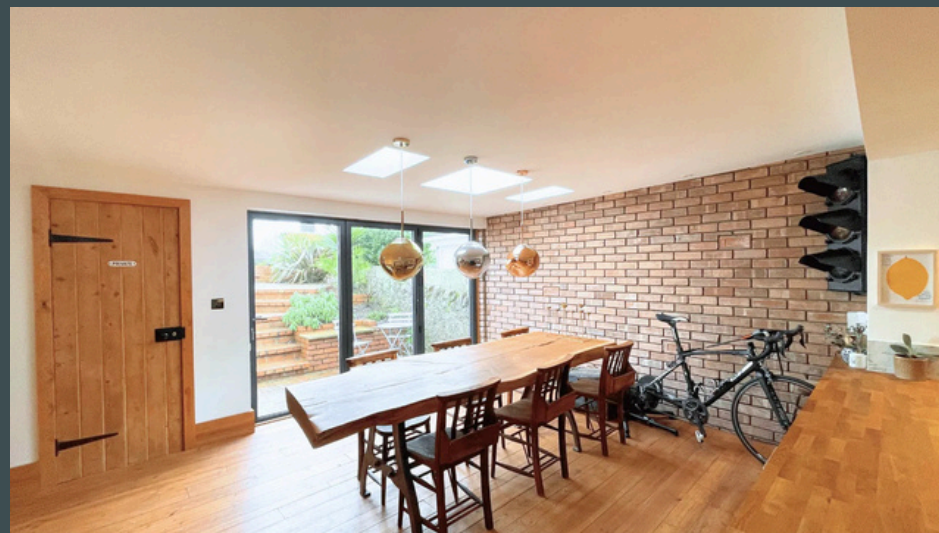
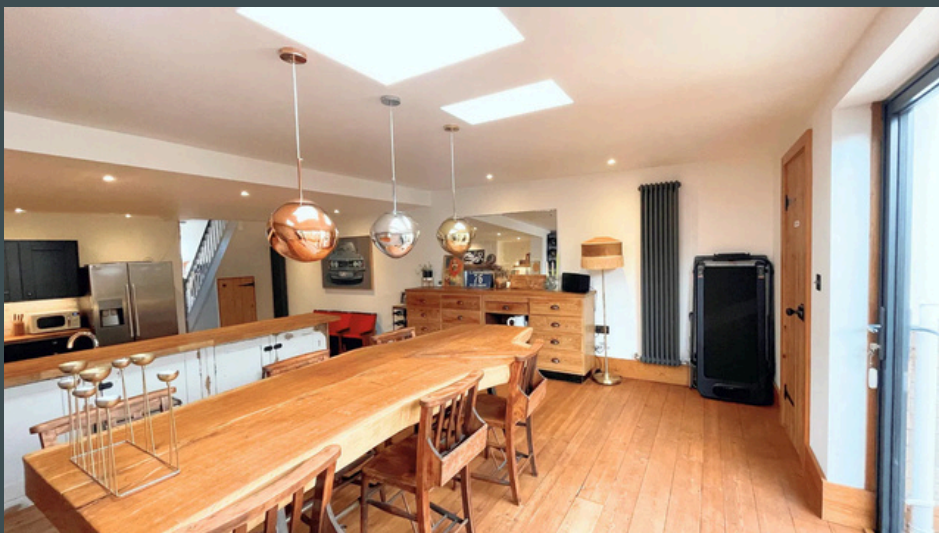
To the front there is a low maintenance garden. To the rear, the garden has been much improved and landscaped with paving, flowerbed borders and a stylish patio / steps using the re-claimed bricks from the renovation works. There is a useful store / shed with power and a rear entrance gate leading to the parking area, which has space for 2 cars.

Further Information - Council tax band B. Water meter. According to BT OpenReach, Full Fibre Broadband is available. Mobile coverage 3g & 4g depending on networks. We may refer buyers and sellers through our panel of chosen Conveyancers. It is completely your decision whether you choose to use their services. Should you decide to use their services you should know that we would receive a referral fee of £175 from them for referring you. These firms have been handpicked and we only refer you to the best local firms with a proven high track record. We also refer buyers and sellers to our Financial Advisers. It is your decision whether you choose to use their services. Should you decide to use any of their services you should be aware that we would receive a average referral fee of £200 from them for recommending you. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding referral fee. Prior to a sale being agreed and solicitors instructed, prospective purchasers will be required to produce identification documents to comply with Anti-Money Laundering regulations. These checks currently cost £30 per check which we request that you pay for.



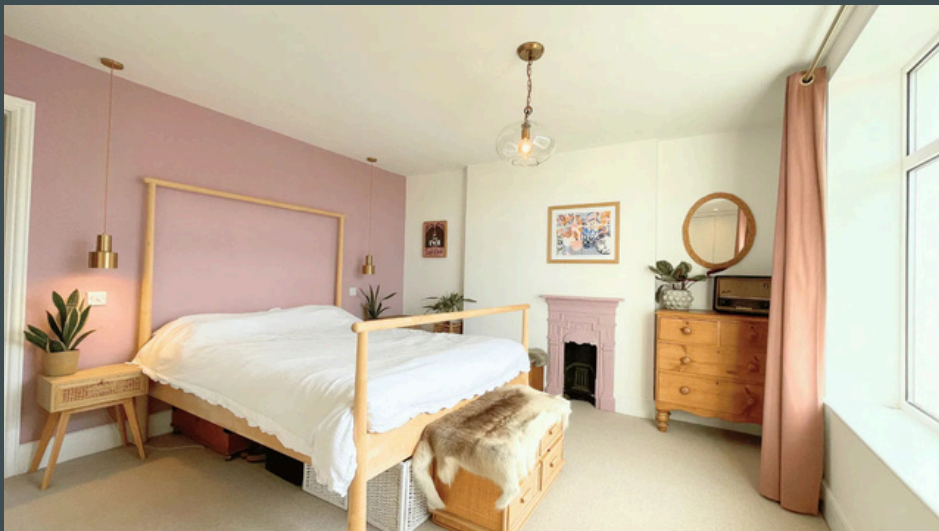
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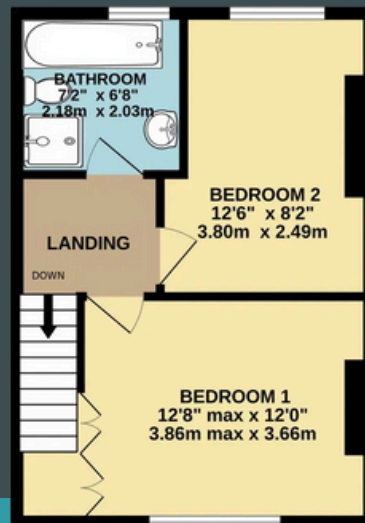
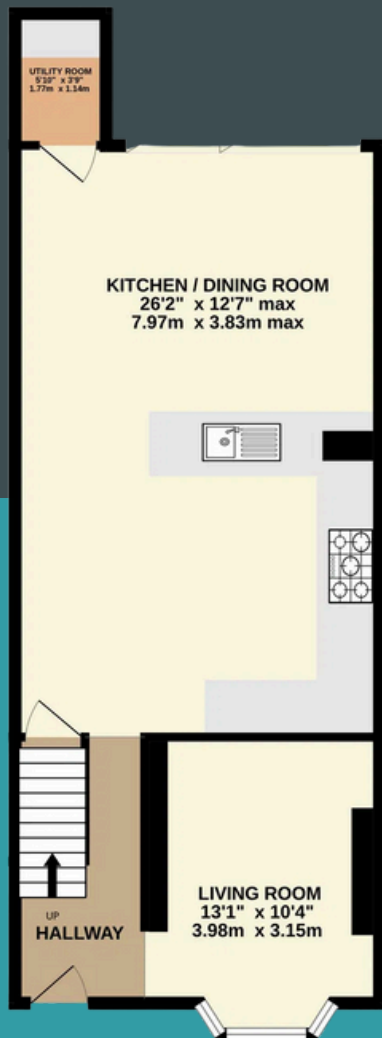
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Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements. This floorplan should be used for indication purposes only. You are advised to take your own measurements before purchasing the property.

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