

CHRISTOPHER SCALES  
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**exp** UK



**Fore Street, Torquay**

**£288,000**



Located in the older part of Barton, this character semi-detached house has been extended and upgraded by the current owner to provide comfortable family accommodation arranged over two floors.

The property is located in Fore Street and there is a range for amenities nearby on Barton Hill Road which include a co-op, Tesco Express, pharmacy, fish and chip takeaway, Chinese takeaway and a florist. There is also a bus route on Barton Hill Road linking the remainder of Torbay and further field. Barton also offers a primary school, Doctors surgery and a Dental surgery.

Approached from the road a gravel driveway provides off-road parking with a garden to the side and access to the front door. Once inside, the reception hallway with ground floor WC leads to a sitting room with bay window to the front aspect, a superb open plan kitchen/dining space with the kitchen being a particular feature of the property with central island and bifold doors opening onto the rear garden. There is also a useful utility area. On the first floor the landing leads to three bedrooms and a bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and gas central heating. To the rear of the property is an enclosed garden which is accessed from the kitchen onto a paved area and the remainder of the garden is arranged over two tiers, with a gated side access, outside power and an outside tap. An internal inspection is highly recommended in order to appreciate the accommodation on offer.

Covered entrance with light point and UPVC door with stained glass inset to

**RECEPTION HALL** - 4.42m x 1.55m Max (14'6" x 5'1" Max) Coved ceiling with pendant light point, stairs with handrail to first floor, radiator with thermostat control, cupboard housing the electric meter and consumer unit, stripped and varnished timber flooring, under stairs storage cupboard, cupboard housing the boiler, doors to

**SITTING ROOM** - 3.48m x 3.43m (11'5" x 11'3") Maximum Measurements. Pendant light point, picture rails, UPVC double glazed bay window to front aspect, radiator with thermostat control, TV connection point.

**DINING ROOM** - 3.51m x 3.33m (11'6" x 10'11") Pendant light point, picture rails, radiator with thermostat control, Feature fireplace, Opening to

**KITCHEN** - 4.83m x 2.51m (15'10" x 8'3") Inset spotlights, UPVC double glazed window to side and bi-fold doors opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with wood block worksurface is over, inset 1.5 bowl ceramic sink and drainer with mixer tap over, built-in eyelevel double electric oven, space for American style fridge freezer, central island with wood block worksurface over and inset five ring gas hob, integral dishwasher. under floor heating. Opening to

**UTILITY** - 1.52m x 0.86m (5'0" x 2'10") Pendant light point, base unit with wood block worksurface over and matching wall cabinets, space and plumbing for washing machine, radiator with thermostat control.

**GROUND FLOOR WC** - 2.41m x 0.89m (7'11" x 2'11") Pendant light point, extractor fan, UPVC obscure glazed window. Comprising vanity unit with inset wash hand basin, close WC, heated towel rail.







**FIRST FLOOR LANDING** - 2.26m x 1.73m (7'5" x 5'8") Coved ceiling with pendant light point, smoke detector, hatch to loft space, UPVC obscure glazed window. Doors to

**BEDROOM ONE** - 3.25m x 3.18m (10'8" x 10'5") Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control.

**BEDROOM TWO** - 3.25m x 3.2m (10'8" x 10'6") Coved ceiling with pendant light point, UPVC double glazed window, radiator with thermostat control.

**BEDROOM THREE** - 2.24m x 1.73m (7'4" x 5'8") Coved ceiling with pendant light point, UPVC double glazed window, radiator with thermostat control.

**BATHROOM/WC** - 1.88m x 1.73m (6'2" x 5'8") Light point, extractor fan, UPVC obscure glazed window. Comprising P shaped bath with electric shower over and curved glazed screen, pedestal wash hand basin, close coupled WC, tiled walls, heated towel rail.

## OUTSIDE

### FRONT

At the front of the property is a gravel driveway providing off-road parking. To the side of the driveway is a lawned garden enclosed by low level stonewall and hedgerow with access to the front door. Outside light.

### REAR

At the rear of the property is an enclosed garden accessed from the kitchen onto a paved area with gravel pathway leading to the side and a timber gate providing access to the front. The garden is arranged over two tiers with a stone/shingle seating area and then a lawned area to the top tier. The garden is enclosed by timber fence and block wall, with a garden shed, outside power points and an outside tap.

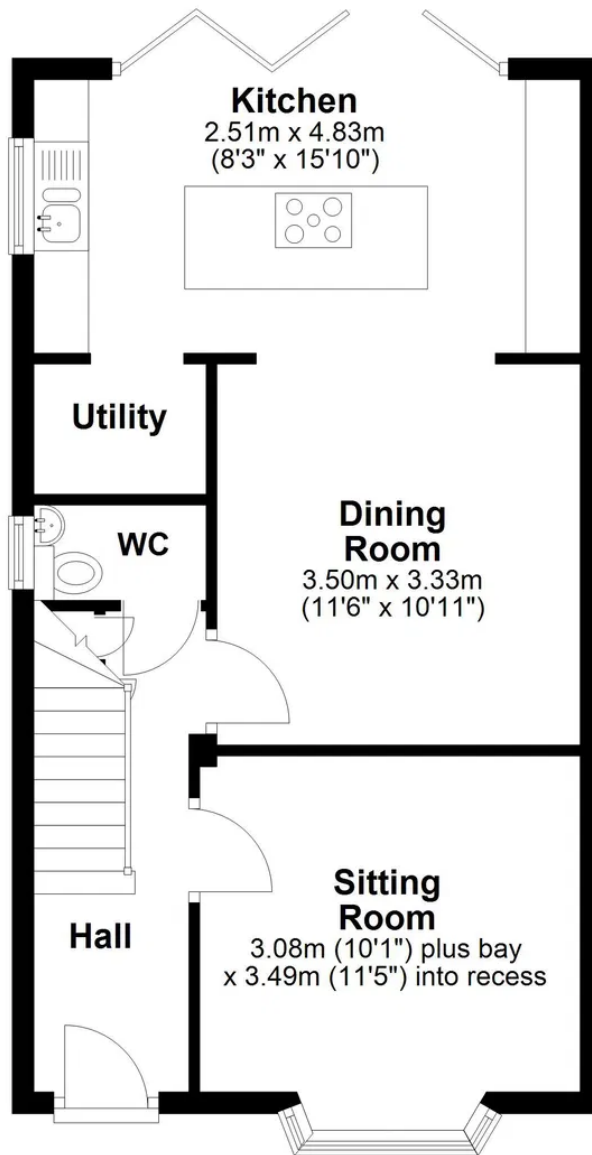
## USEFUL INFORMATION

Tenure - Freehold  
 Age - To be confirmed  
 Heating - Gas central heating  
 Drainage - Mains  
 Windows - Double glazed  
 Council Tax - Tax band C  
 EPC Rating - D/61 potential - B/86  
 Broadband - 1800  
 Mobile -Signal strength (0-4)  
 EE: 3, Three: 4, O2: 4, Vodafone: 3

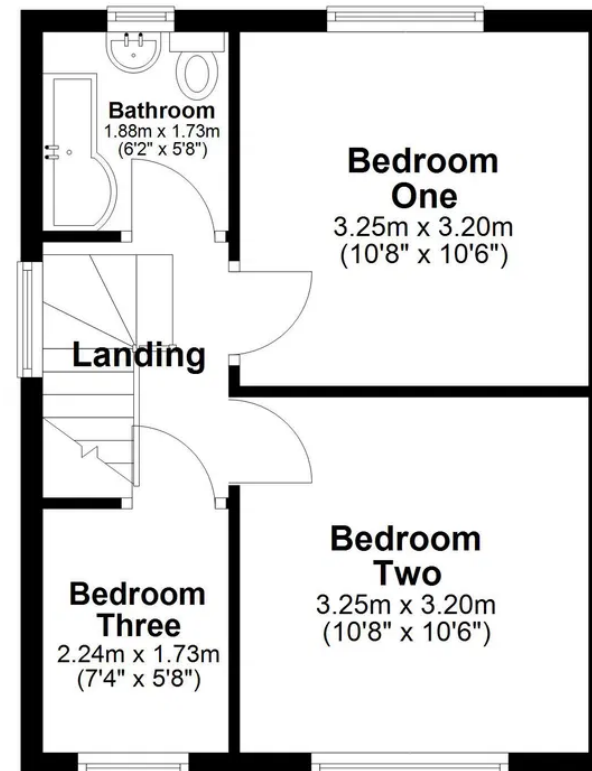
We are advised that this property is situated within a conservation area.



## Ground Floor



## First Floor



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