



Hatfield Road | Torquay | TQ1 3BW

Conveniently located on the outskirts of the town centre and within proximity to local shops, schools and on a bus route is this spacious detached period property. The accommodation consists of seven bedrooms, four receptions, three bathrooms, kitchen, utility and conservatory. The property is double glazed and gas centrally heated. There is off road parking, garage, front and rear gardens. Offered for sale with no onward chain. Early viewing advised to avoid disappointment.

Offers Over £600,000

- 7 BEDROOMS
- 4 RECEPTIONS
- 3 BATHROOMS
- GARAGE AND DRIVEWAY
- FRONT AND REAR GARDENS



Property Description

DESCRIPTION Located on the outskirts of THE town centre is this period bay fronted detached property. This property was previously two houses and has been turned into one but still retains both front doors and two stair cases and could be put back into two semi-detached houses if required.

ENTRANCE HALL Door with double glazed panel to side and wooden door with glazed panel to other side. Two staircases rising to first floor with under stairs storage cupboards. Cupboard housing the electric meters. Two radiators. Doors to:-

LOUNGE 16' 10" x 14' 1" (5.151 into bay m x 4.318m) Double glazed bay window to front. Feature ornate fireplace with mantle and surround, radiator.

RECEPTION ROOM TWO 16' 6" x 14' 2" (5.044 into bay m x 4.324m) Double glazed bay window to front. Open fireplace with ornate mantle and surround and tiled hearth, radiator.

DINING ROOM 14' 3" x 13' 4" max (4.365m x 4.083 max m) Double glazed patio doors to rear. Fireplace with tiled hearth, radiator. Pantry cupboard with shelving. Door to:-

KITCHEN 16' 5" x 8' 0" (5.022m x 2.456m) Fitted with a matching range of wall and base mounted units and drawers with roll edged work surface over. 1.5 bowl sink unit with expandable mixer tap. Two fitted electric ovens and five point gas hob with cooker hood above. Spaces for fridge/freezer, dishwasher and further appliances. Inset ceiling spotlights. Double glazed window to side. Tiled flooring. Open plan to:-

CONSERVATORY 16' 0" x 12' 0" (4.893m x 3.672m) Double glazed windows to both sides and rear. Double glazed doors to side and rear. Pitched double glazed roof. Tiled flooring. Radiator.

RECEPTION ROOM THREE 13' 7" max x 10' 10" (4.144 max m x 3.322m) Double glazed windows to side. Radiator. Door to:-

UTILITY ROOM 15' 7" x 6' 4" (4.77m x 1.947 plus further area m) An L shaped room, fitted with a matching range of wall and base mounted units and drawers with roll edged work surface over. 1.5 bowl sink unit with mixer tap. Spaces for American style fridge/freezer, washing machine and tumble dryer. Double glazed windows to side and double glazed door to rear, radiator. Door to:-

WET ROOM 10' 9" x 8' 5" (3.285m x 2.57m) Shower area with electric shower, low level WC and pedestal wash hand basin with mixer tap. Double glazed window to rear. Extractor fan.

FIRST FLOOR HALLWAY Two access hatches to loft space. Storage cupboard with shelving. Three radiators. Doors to:-

BEDROOM 1 16' 5" x 14' 2" (5.019 into bay m x 4.329m) Double glazed bay window to front, radiator.

BEDROOM 5 10' 11" x 10' 6" max (3.329m x 3.225 max m) Double glazed windows to side and rear, radiator.

BATHROOM Fitted with a modern matching three piece white suite comprising of claw footed roll top bath with telephone style mixer tap and shower attachment, low level WC and pedestal wash hand basin. Double glazed window to side. Radiator.

BEDROOM 6 11' 11" x 7' 9" (3.646m x 2.368m) Double glazed window to side. Radiator.

BEDROOM 4 15' 2" x 7' 5" (4.644m x 2.263m) Double glazed windows to rear. Radiator.

BEDROOM 3 15' 1" x 7' 8" (4.60 to front of built in wardrobes m x 2.356m) Double glazed windows to rear. Fitted double wardrobe. Radiator.

BEDROOM 7 12' 6" max x 10' 10" max (3.819 max m x 3.317 max m) Double glazed window to rear. Antique style fireplace. Radiator.

BEDROOM 2 16' 5" x 14' 0" (5.027 into bay m x 4.284m)
Double glazed bay window to front. Inset ceiling spotlights.
Radiator.

SHOWER ROOM Fitted with a modern matching three piece white suite comprising of shower cubicle with mains shower, low level WC and wash hand basin with mixer tap incorporated into vanity unit. Double glazed window to side. Chromed ladder style radiator. Inset ceiling spotlights.

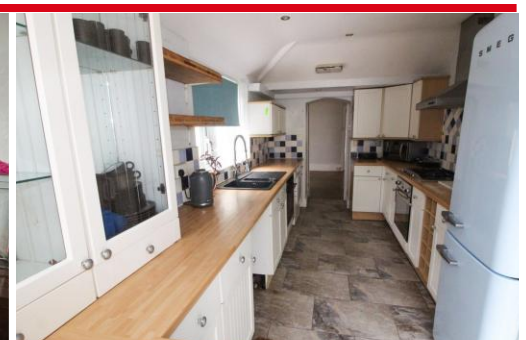
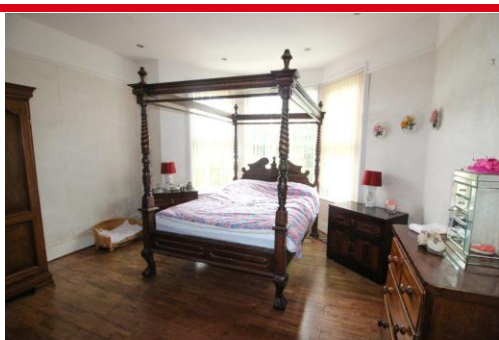
OUTSIDE To the front of the property there is a driveway allowing off road parking for multiple vehicles. The remainder of the front garden is laid partly to lawn and stone chippings and interspersed with a variety of mature shrubs. The driveway extends to the rear of the property where there is a spacious garage (unable to get into at time at visit). We have been informed that this has power and lighting and an inspection pit. To the rear of the property there is a paved patio with steps leading up to the remainder of the garden where there is a further paved patio with the remainder being laid to lawn.

MATERIAL INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: F





Address

35-37 Hatfield Road, Torquay, TQ1 3BW

Tenure

Freehold

Council Tax Band

F

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.