



Marble Court | Torquay | TQ1 4AN

Located on the outskirts of the town centre and convenient for local schools and bus routes is this spacious mid terraced town house. The accommodation is on 3 levels and consists of 3 double bedrooms, 2 bathrooms, kitchen/diner, lounge and cloakroom. DG, GCH, garage and spacious patio. Offered for sale with no onward chain.

Asking Price Of £179,950

- GREAT INVESTMENT PROPERTY
- DG & GCH
- GARAGE
- 2 BATHROOMS
- 3 DOUBLE BEDROOMS
- TENANTS IN SITU

Storm Porch Ceiling light. Double glazed door to:-Entrance Hall Stairs rising to 1st floor. Airing cupboard housing the hot water cylinder. Radiator and doors to:-

Kitchen/Diner - 13' 3" x 9' 1" (4.056m x 2.77m max) Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over. 1.5 bowl stainless steel sink unit with mixer tap. Fitted electric oven and gas hob with cooker hood above, concealed integrated fridge/freezer. Cupboard housing the central heating boiler, radiator. Inset ceiling spotlights, double glazed patio doors to rear.

Cloakroom Fitted with a modern matching 2 piece white suite comprising low level WC and wall mounted wash hand basin. Extractor fan and radiator.

First Floor Landing Stairs to 2nd floor, doors to:-
Lounge - 13' 4" x 12' 11 max" (4.078m x 3.94m) Double glazed window to front, radiator.

Bedroom Two - 13' 4" x 9' 2 max" (4.077m x 2.79m) Double glazed window to rear, fitted storage cupboard and radiator.

Second Floor Landing Doors to:-

Address

Marble Court, Torquay, TQ1 4AN

Tenure 'Leasehold'

Council Tax Band 'C'

EPC Rating '74'C'

Contact Details

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Bedroom One - 13' 4" x 11' 7 max" (4.069m x 3.53m) Double glazed window to front, radiator. Door to:

Ensuite Fitted with a modern matching 3 piece white suite comprising shower cubicle with mains shower, low level WC and wall mounted wash hand basin. Extractor fan, inset ceiling spotlights and radiator.

Bedroom Three - 13' 4" x 7' 0" (4.068m x 2.143m) Double glazed window to rear, radiator.

Bathroom Fitted with a modern matching 3 piece white suite comprising panelled bath with mains shower, low level WC and pedestal wash hand basin. Shaver point and light. Ladder style radiator and extractor fan.

Outside To the rear of the property is a private decked patio with outside light. Garage - 15' 11" x 9' 7" (4.856m x 2.93m) Up and over door. Spaces for washing machine and tumble dryer, power and light. Courtesy door into entrance hall.

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.