



Perinville Road | Torquay | TQ1 3PB

Offers Over £275,000

Located in the popular area of Babbacombe is this modern terraced house. The accommodation consists of 3 bedrooms, lounge, kitchen/diner, bathroom and cloakroom. DG, GCH. The property also benefits from a garage, parking, front and rear gardens. Early viewing advised to avoid disappointment.

- 3 BEDROOMS
- CLOAKROOM
- GARAGE AND PARKING
- FRONT AND REAR GARDENS
- KITCHEN/DINER

Entrance Porch Double glazed windows to front and both sides, double glazed door to front. Wall mounted light, glazed door to:-

Entrance Hall Stairs rising to 1st floor with under stairs storage cupboard. Radiator and doors to:-

Lounge - 4.24m x 3.38m (13'10" x 11'1") Double glazed full height windows to front, radiator.

Kitchen/Diner - 5.36m x 3.01m (17'7" x 9'10") Fitted with a matching range of wall and base mounted units with roll edge work surface over. 1.5 bowl stainless steel sink unit with mixer tap. Fitted electric oven and gas hob with concealed cooker hood above, spaces for washing machine, fridge/freezer and dishwasher. Double glazed window and patio door to rear, radiator.

Cloakroom Fitted with a matching 2 piece white suite comprising of: Low level WC and corner wall mounted wash hand basin with mixer tap. Double glazed window to front, radiator.

1st Floor Landing Storage cupboard with shelving, doors to:-

Bedroom 1 - 4.24m x 2.69m (13'10" x 8'9") Double glazed window to front, fitted wardrobes, radiator. Access hatch to loft space which houses the central heating boiler.

Address 'Perinville Road, Torquay, TQ1 3PB'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '70 | C'

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Bedroom 2 - 3.48m x 3.19m (11'5" x 10'5") Double glazed window to rear, radiator.

Bedroom 3 - 3.35m max x 2.58m max (10'11" x 8'5") An L-shaped room. Double glazed window to front, over stairs storage cupboard and radiator.

Bathroom Fitted with a matching 3 piece white suite comprising of: Panelled bath with mixer tap and shower attachment, low level WC and pedestal wash hand basin with mixer tap set into vanity unit with cupboard below. Double glazed window to rear, chromed ladder style radiator.

Outside To the front of the property the garden is laid to lawn. To the rear, the garden is terraced with paved patio and the remainder being laid to lawn. There is a garage located in a nearby block with parking in front.



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.