



Newton Road | Torquay | TQ2 7AD

A well presented semi-detached property on a large plot, this property has a lot to offer. Boasting 3 double bedrooms, open plan kitchen/diner, off road parking and wrap around garden. The property is located close to Torbay hospital, Bridge and Wren retail parks and with nearby transport links to the South Devon Expressway which provides easy access to nearby Exeter and the M5. This property is in a perfect location. Early viewings are highly recommended.

Asking Price Of £415,000

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- PARKING FOR MULTIPLE CARS/ BOAT/CARAVAN/MOT ORHOME
- CLOSE TO TORBAY HOSPITAL AND AMENITIES
- NO ONWARD CHAIN



TO THE FRONT To the front of the property there is a driveway for numerous cars, large garage and an access gate to the side. Front entrance door to:-

PORCH Door to:-

HALLWAY Stairs rising to first floor. Under stairs storage. Radiator. Doors to:-

LIVING ROOM - 4.26m x 5.24m (13'11" x 17'2") A spacious room with double glazed bay window to front aspect. Gas fireplace with wooden and stone surround. TV aerial point. Radiator. Picture rails.

DINING ROOM - 3.3m x 4.64m (10'9" x 15'2") Built-in storage units. Radiator. Open archway leading to the kitchen and sun room.

KITCHEN - 2.88m x 3.3m (9'5" x 10'9") A perfect family kitchen with wall and base mounted units with work surfaces over. Breakfast bar. A one and a half bowl sink with mixer tap and drainer. Built-in double electric oven with a 4 ring gas hob and extractor fan. Built in freezer with space for a fridge in the pantry. Part tiled walls. Double glazed window to rear aspect.

SUN ROOM - 3.3m x 2.64m (10'9" x 8'7") Double glazed window to rear aspect. Door to side aspect. Radiator. **CONSERVATORY** - 2.07m x 4.67m (6'9" x 15'3") Double glazed window to front, side and rear aspects. Door to the front aspect.

DOWNSTAIRS W.C. Low level W.C. with wash hand basin. Double glazed window to rear aspect.

FIRST FLOOR LANDING Double glazed window to side aspect. Doors to all rooms.

BEDROOM ONE - 3.47m x 4.62m (11'4" x 15'1") Double bedroom with fitted wardrobes. Picture rails. Radiator. Double glazed window to the rear aspect overlooking the garden.

BEDROOM TWO - 3.48m x 4.12m (11'5" x 13'6") Double bedroom. Picture rails. Radiator. Double glazed window to front aspect.

BEDROOM THREE - 2.76m x 2.87m (9'0" x 9'4") Another double bedroom with radiator. Loft access. Double glazed window to the front aspect.

BATHROOM - 2.76m x 2.83m (9'0" x 9'3")A four piece suite comprises a bath, mixer taps and a shower attachment. Corner shower cubicle with moveable shower attachment. Concealed cistern W.C. and wash hand basin. Vanity unit with storage . Storage cupboard. Part tiled. Extractor fan. Radiator. Obscure double glazed window to both rear and side aspect.

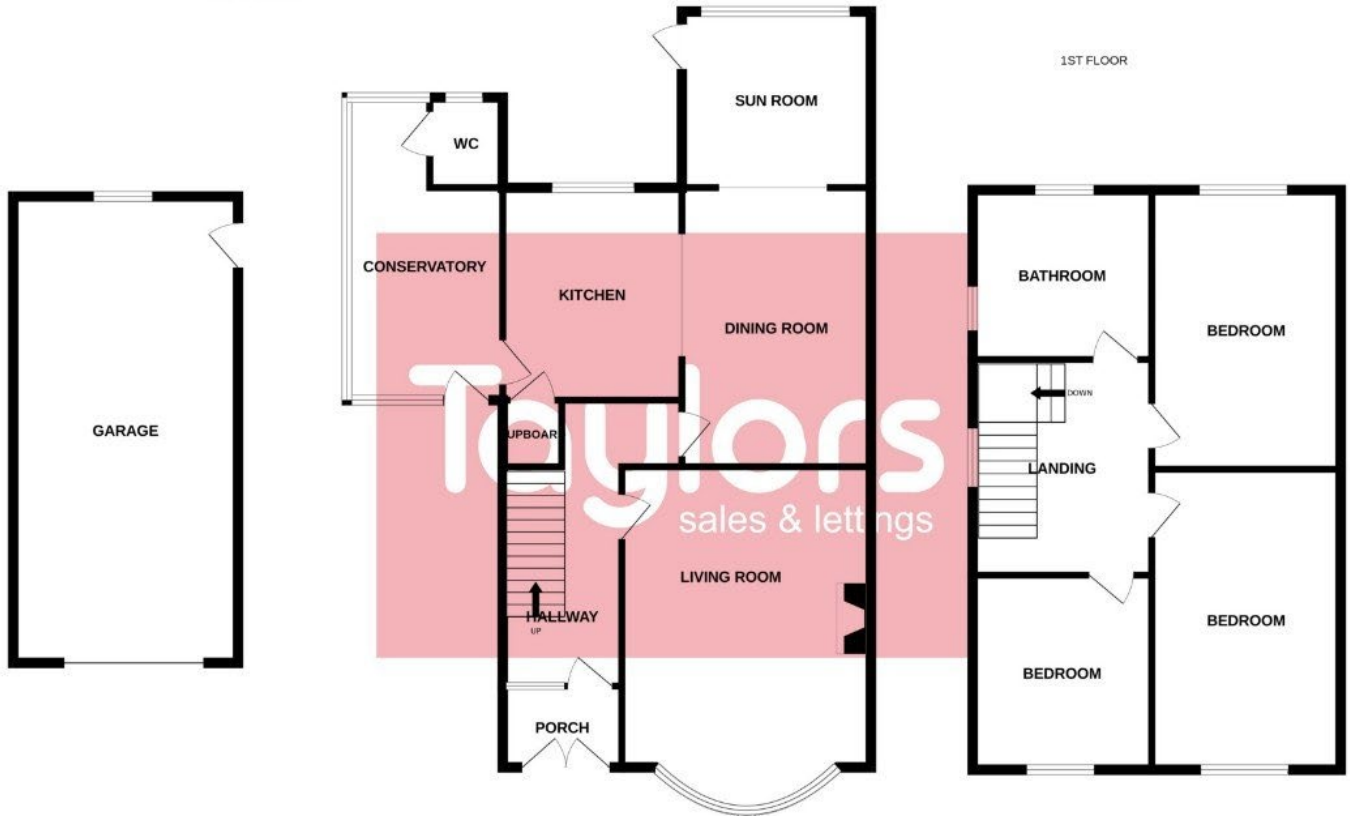
GARAGE - 3.69m x 8.28m (12'1" x 27'1")Electric up and over door to enter. Single glazed window to rear aspect with door to the side. The garage also has power points and lighting.

REAR GARDEN An easy to maintain garden that wraps around the property. Patio area with gravel make this a perfect place to enjoy the sunshine along with the simulated lawn.



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Address

Newton Road, Torquay, TQ2 7AD

Tenure

Freehold

Council Tax Band

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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.