



## Sunbury Hill, Torquay, TQ1 3EA

Offers Over £200,000

Conveniently located on the outskirts of the town centre, with its local shops, bus routes and schools is this extremely well presented maisonette. The accommodation consists of three bedrooms with two en-suites, open plan kitchen/lounge/diner and cloakroom. The property is double glazed and gas centrally heated. There is allocated parking and communal gardens. Offered for sale with no onward chain. Early viewing highly recommended.

- 3 BEDROOMS
- 2 EN-SUITE SHOWER ROOMS
- ALLOCATED PARKING
- COMMUNAL GARDENS
- NO ONWARD CHAIN

## Entrance Hall

Double glazed windows and door to front. Stairs rising to bedroom one, Radiator. Under stairs storage cupboard, doors to:-

**Lounge/Kitchen/Diner** - 5.58m x 5.51m (18'3" x 18'0") Max

Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over and under unit lighting. Centre island unit with drawers and pull up plug socket, single bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with vertical cooker hood above, concealed integrated dishwasher and integrated microwave. Inset ceiling spotlights, double glazed window to rear. Two radiators. Fitted fridge/freezer. Utility cupboard with fitted washing machine and space for tumble dryer.

**Bedroom** - 2.94m x 2.58m (9'7" x 8'5")

Double glazed window to front. Radiator. Door to:-

## Ensuite

Fitted with a modern matching three piece white suite comprising of captains bath with mains shower, low level W.C with concealed cistern and pedestal wash hand basin with mixer tap. Double glazed window to front. Extractor fan.



**Bedroom** - 4.52m x 2.41m (14'9" x 7'10")

Minimum

Double glazed windows to rear. Radiator.

## Cloakroom

Fitted with a modern matching two piece white suite comprising of low level W.C and pedestal wash hand basin with mixer tap. Central heating boiler. Extractor fan and radiator.

**Bedroom One** - 4.38m x 3.46m (14'4" x 11'4")

Max

Located on the first floor, a mezzanine style bedroom with double glazed windows to front and rear. Fitted with a range of wardrobes and cupboards. Radiator. Door to:-

## Ensuite

Fitted with modern matching range three piece white suite comprising of shower cubicle with mains shower, low level W.C and pedestal wash hand basin with mixer tap. Double glazed window to rear. Radiator. Extractor fan.

## Outside

To the front of the property there is a allocated parking space. Steps lead around the side of the property where there is private bin storage. The communal gardens are located to the rear which have been attractively maintained and laid to mainly lawn with a variety of shrubs and plants and seating areas.

## Address

Sunbury Hill, Torquay, TQ1 3EA

## Tenure

Leasehold

## Council Tax Band

C

## Viewing Arrangements

By appointment only

## Contact Details

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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.