



## Hatfield Road | Torquay | TQ1 3BP

Conveniently located on the outskirts of the town centre and within close proximity to local shops and transport links is this terraced period property. The spacious property is currently arranged as a Four bedroom house with a 2 bedroom apartment on the lower ground floor providing a sizeable secondary accommodation and versatile layout overall. The main house comprises two large reception rooms, Kitchen, downstairs W/C, bathroom and four bedrooms. The lower ground floor then consists of a Lounge/ diner, kitchen, Bathroom and 2 bedrooms to create the perfect size annex with access to the rear garden. The characterful property also benefits from off road parking at the front along with a balcony of the main kitchen and low maintenance garden at the rear. The property is double glazed and gas centrally heated throughout. Offered for sale with NO ONWARD CHAIN!

Asking price £290,000

- CHARACTER PROPERTY
- 6 BEDROOMS
- 2/3 RECEPTIONS
- SECONDARY ACCOMODATION
- OFF ROAD PARKING AND GARDENS
- NO ONWARD CHAIN

Entrance porch: - 1.85m x 1.18m (6'0" x 3'10") Stainless effect double glazed door to front access. Cupboard housing consumer unit. Large stain glassed wooden door opening to:-

Entrance Hallway: Victorian style arch and coving. Stairs rising to the first floor along with stairs leading to the lower ground floor. Radiator. Frosted double glazed window to side aspect.

Lounge: - 5.08m x 4.49m (16'8" x 14'8") Large, elegant lounge packed with character and period features including traditional high skirting boards, dado rails, coving and a traditional style ceiling rose surrounding the ceiling light. Gas fireplace with marble effect surround. Large double glazed window to the front aspect. Radiator.

Dining Room: - 3.73m x 4.24m (12'2" x 13'10") Period style high skirting boards and coving. Built in storage cupboard. Double glazed window to rear aspect. Radiator.

Downstairs W/C Fitted with a white, two piece suite comprising a push button W/C and a hand wash basin with fitted store cupboard below. Fitted storage cupboard. Double glazed window to side aspect.

Kitchen: - 4.29m x 3.79m (14'0" x 12'5") Fitted with a range of modern, matching wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset 1 1/2 bowl sink unit and mixer tap. Fitted electric hob with fitted cooker hood above. Fitted electric oven and integral dishwasher. Space for fridge/ freezer along with space for another oven. Tv bracket. Cupboard with storage space to create a larder area. Double glazed French doors to the rear leading onto a decked area.

Lower ground floor: Carpeted stairs leading to:-

Hallway: Stairs rising to ground floor. Cupboard housing gas meter. Storage cupboard under the staircase providing shelving space. Doors to:-

Lounge Diner: - 4.1m x 3.7m (13'5" x 12'1") Gas fire with decorative mantle. Double glazed window to side aspect. Radiator. Double glazed door to side aspect leading to the rear garden. Door to second bedroom along with opening to:-

**Address 'Hatfield Road, Torquay, TQ1  
3BP'**

**Tenure 'Freehold'**

**Council Tax Band 'C'**

**EPC Rating '63 | D'**

## Contact Details

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Kitchen: Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset stainless steel sink unit with mixer tap. Tiled splash backs. Spaces for cooker, washing machine and fridge / freezer. Gas boiler. Dual aspect with a double glazed window to rear and side aspects.

Bedroom 1: - 3.81m x 3.3m (12'6" x 10'9") Double glazed window to rear aspect. Radiator.

Bedroom 2 / dining room: - 3.61m x 2.09m (11'10" x 6'10") max. With access of lounge area. Double glazed window to rear aspect. Radiator. Tiled flooring.

Bathroom: Fitted with a three piece white suite comprising a large hand wash basin with fitted store cupboards below, push button W/C and a panel fronted P- shaped bath with electric shower above. Heated towel rail. Fitted mirror. Frosted double glazed window to side aspect.

First floor landing: Frosted double glazed window to side aspect. Stairs leading to ground floor. Access hatch to loft space. Airing cupboard housing hot water cylinder. Doors to:-

Bedroom 1: - 4.48m x 3.82m (14'8" x 12'6") max. Double glazed window to the front aspect. Radiator.

Bedroom 2: - 4.64m x 3.73m (15'2" x 12'2") Built in cupboard providing shelving space. Double glazed window to the rear aspect. Radiator.

Bedroom 3: - 4.3m x 3.78m (14'1" x 12'4") max. Double glazed window to rear aspect overlooking the rear garden. Radiator.

Bedroom 4: - 2.96m x 2.44m (9'8" x 8'0") max. Double glazed window to front. Radiator.

Bathroom: Fitted with a modern suite comprising a floating style hand wash basin with mixer tap and storage draws below, push button W/C and a large walk in shower with overhead rain effect shower from the mains. Fitted mirror with shelving space behind. Heated towel rail. Frosted double glazed window to side aspect.

Outside: To the front of the property is off road parking for one car. To the rear of the property is a level, enclosed garden with access from the lower ground floor. The rear garden is laid mostly to concrete and paving slabs for low maintenance. Large wooden storage shed. Outside tap. The property also benefits from a decked area off the main kitchen.

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.