



Pendennis Road | Torquay | TQ2 7QZ

Asking Price Of £225,000

A well presented mid terraced house convenient for local schools and bus routes. The accommodation consists of 3 bedrooms, lounge, kitchen/ diner, bathroom and cloakroom. Double glazing, part gas central heating, front and rear gardens. Unrestricted on road parking. Offered for sale with no onward chain, early viewing advised to avoid disappointment.

- 3 BEDROOMS
- CLOAKROOM
- FRONT AND REAR GARDENS
- UNRESTRICTED ON ROAD PARKING
- NO ONWARD CHAIN

**ENTRANCE HALL** Double glazed doors to front and rear. Stairs rising to 1st floor, radiator. 2 Storage cupboards, doors to:-

**LOUNGE** - 4.09m x 3.56m (13'5" x 11'8") Double glazed window to front, wall mounted electric fire with mantle and surround, radiator.

**KITCHEN/DINER** - 3.46m max x 3.14m min(11'4" max x 10'3" min) 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. Spaces for washing machine, fridge and freezer. Central heating boiler, double glazed window to rear, radiator.

**CLOAKROOM** Fitted with a matching 2 piece white suite comprising of: Low level WC and corner wall mounted wash hand basin. Double glazed window to rear. 1st Floor Hallway Access hatch to loft space which is boarded with a fitted ladder. Storage cupboard with slatted shelving, doors to:-

**BEDROOM 1** - 3.86m x 2.82m to front of built in wardrobes(12'7" x 9'3" to front of built in wardrobes) Double glazed window to rear, fitted wardrobes along 1 wall.

Address 'Pendennis Road, Torquay, TQ2 7QZ '

Tenure 'Freehold'

Council Tax Band 'B'

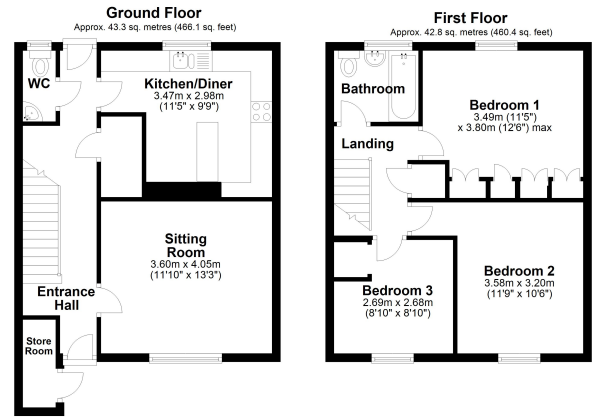
EPC Rating 'TBC'

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Total area: approx. 86.1 sq. metres (926.5 sq. feet)

**BEDROOM 2** - 3.6m x 3.19m (11'9" x 10'5") Double glazed window to front.

**BEDROOM 3** - 2.69m max x 2.68m max (8'9" max x 8'9" max) Double glazed window to front, over stairs storage cupboard.

**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. Double glazed window to rear.

**OUTSIDE** To the front of the property is a lawn and brick built bin store. To the rear, the garden is laid mainly to artificial grass for ease of maintenance and enclosed by fencing. 2 wooden sheds. A gate gives access to the rear where there is further parking available.