



Ellacombe Church Road | Torquay | TQ1 1LJ

Offers Over £290,000

Conveniently located on the outskirts of Torquay is this stunning and characterful mid terraced home with a beautiful façade. The immaculately presented accommodation comprises Three bedrooms, a cosy lounge, Kitchen/ diner and bathroom. The property is accompanied with a self contained annex below which consists of a large double bedroom, shower room, kitchen and lounge. The property also benefits from stunning front and rear gardens and a large under house storage rooms. Early viewings advised to avoid disappointment!

- CHARACTER PROPERTY
- IMMACULATE CONDITION
- 3 BEDROOMS
- SECONDARY ACCOMODATION
- FRONT AND REAR GARDENS

ENTRANCE PORCH Character wood door to front aspect.
Consumer unit. Wooden stain glass door leading into:- **ENTRANCE HALLWAY** Stairs leading to 1st floor. Radiator. Doors to:-

LOUNGE - 4.39m x 3.49m (14'4" x 11'5") max. Character fireplace with surround and with space for electric fire. Large double glazed window to front aspect. Varnished period wooden floorboards.
Radiator.

KITCHEN/ DINER - 4.51m x 4.39m (14'9" x 14'4") max. Spacious open kitchen diner with ample space for a fair size dining table. Fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Roll edge worksurfaces with inset one bowl stainless steel sink unit and inset electric hob with fitted cooker hood above. Tiled splash backs. Fitted dual oven and integral fridge / freezer. Space for washing machine and tumble dryer. Cupboard housing gas combination boiler. Store cupboard under staircase. Two double glazed windows to the rear aspect with distant views over Torquay. Radiator.

FIRST FLOOR LANDING Character spindles along staircase. Airing cupboard. Window offering borrowed light from the shower room. Access Hatch to loft space. Doors to:- **SHOWER ROOM** A unique shower room with a matching suite comprising push button WC leading up a couple of stairs to a hand wash basin with mixer tap and store cupboard below. The modern suite also benefits from a large walk-in shower unit with mains rainfall shower style shower. Partially tiled. Extractor. Chrome towel rail. Frosted double glazed window to rear aspect.

BEDROOM ONE - 4m x 3.21m (13'1" x 10'6") max. Character picture rails. Hand wash basin with storage cupboard below. Tilt and turn style character double glazed window to front aspect enjoying views over the front garden and the old church now little stars childcare. Radiator.

BEDROOM TWO - 4.04m x 3.6m (13'3" x 11'9") max. Double glazed window to rear aspect enjoying distant views over Torquay. Radiator. Small period fireplace with character wooden surround and tiled hearth.

BEDROOM THREE Character double glaze window to front aspect. Radiator. Small period fireplace with painted wooden surround and mantle.

Address

'Ellacombe Church Road, Torquay,
TQ1 1LJ

Tenure 'Freehold'

EPC Rating 'D'

Contact Details

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SECONDARY ACCOMMODATION: Below the main property is a self-contained secondary accommodation with its own entrance and potential for own private garden. The Annex currently has its own gas combination boiler and separate utility metres excluding water. The property currently shares a water supply from the main property and is currently arranged within the main property in terms of council tax banding. The accommodation for the Annex comprises:-

ENTRANCE HALLWAY uPVC entrance door to front aspect. Cupboard housing consumer unit. Radiator. Doors to:-

BEDROOM - 3.68m x 2.48m (12'0" x 8'1") max (to front of fitted wardrobes) Generous ceiling heights. Double glaze window to front aspect. Radiator. Full room length fitted wardrobes with partially mirrored fronts concealing hanging space and shelving space. TV point.

SHOWER ROOM Fitted with a matching three-piece white suite comprising a pedestal hand wash basin with mixer tap, push button WC, and shower unit with mains shower above. Chrome towel rail. Extractor. Gas combination boiler.

KITCHEN Galley style kitchen fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl stainless steel sink unit. Fitted cooker hood. Tiled splash backs. Spaces for washing machine and fridge freezer. Radiator. Double glazed window along with a UPVC double glazed door to rear aspect and rear garden. Door leading to:-

LOUNGE / DINER - 3.59m x 4.27m (11'9" x 14'0") max Gas fireplace with wooden painted surround and mantle and Marble style hearth. Double glaze window to rear aspect benefiting from views over your garden. TV point. Radiator.

OUTSIDE At the front of the property is a level low maintenance garden laid mostly to turf. There are Steps leading down to separate entrance for secondary accommodation. There is also a lovely Paved footpath leading to front entrance to the main property. At the rear of the property is a further low maintenance garden currently accessed through the separate annex and a side gate for rear access. The rear garden is currently laid mostly to paving and stone chippings with mature shrubbery. The Property also benefits from a large basement seller and further storage under the access to the Annex providing great storage space for garden furniture and garden tools.

AGENTS NOTES 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.

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