



Windsor Road, Torquay, TQ1 1SR

Asking Price Of £275,000

A superb two bedroom detached bungalow located in this popular residential area being within reach of local shops at Wellswood and Torquay town centre, and walking distance of Babbacombe Downs and the beach. The property has been well cared for although will now require some modernisation but does have the benefit of central heating and double glazing and also potential to extend (subject to permissions etc). There are two double bedrooms, a lounge, separate dining room, kitchen, shower room and separate WC. There are well kept front and rear gardens with the rear enjoying a sunny position also backing onto the garage and driveway. For those wanting a store/workshop there is a generous cellar area with power and lighting. An ideal property for those wanting to put their own stamp on a home and being offered with no onward chain.

- DETACHED BUNGALOW
- 2 BEDROOMS
- 2 RECEPTIONS
- REQUIRES MODERNISING
- BEAUTIFUL GARDENS



## Porch

A double glazed porch with double glazed roof and PVC double glazed front door. Quarry tiled flooring. Original timber panelled and glazed front door to:-

## Hallway

Access to loft space. It may be possible to convert the loft to further living accommodation which other properties have done in the road, this will be subject to the usual planning consents etc. Cupboard housing electric meter and fuse box. Digital programmer for central heating and hot water and central heating.

## Lounge - 4.2m x 4m at widest points (13'9" x 13'1")

A generous size lounge with double glazed bay window overlooking the front garden. Original tiled fireplace with inset living flame coal effect gas fire with painted wooden mantle and surround. Two central heating radiators. Picture rail TV point.

## Dining Room - 3.9m x 3.3m at widest points (12'9" x 10'9")

A good sized dining room with two double glazed windows overlooking the rear garden. Radiator. Original built in glass display cabinet and shelving with cupboard under to either side of the chimney breast. Tv point. Door to:

## Kitchen - 4m x 1.6m (13'1" x 5'2")

Fitted with a range of matching wall and base units with slate effect work surfaces over. Gas cooker point with cooker hood over. Single drainer stainless steel sink unit with mixer tap. Central heating radiator. Space for upright fridge freezer. Double glazed window overlooking the rear garden with an open outlook beyond. Double glazed door leading to rear garden.

## Bedroom One - 3.6m x 3.3m at widest points (11'9" x 10'9")

A good double room that has a double glazed window overlooking the front garden. Central heating radiator.

## Bedroom Two - 3.3m x 2.7m at widest points (10'9" x 8'10")

Another double bedroom with double glazed window overlooking the rear garden with an open outlook beyond. Central heating radiator.

## Shower Room

Fitted with a white suite comprising a walk-in shower cubicle with glazed splash panel and Mira Sport electric shower fitment. Vanity unit with semi recessed wash hand basin and mixer tap. Double glazed window. Radiator. Airing cupboard housing lagged copper cylinder with slatted shelving above.

## Separate W/C

A white high level flush WC with double glazed window and central heating radiator.

## Outside

Front is a small enclosed garden area mainly paved with inset shrubs and bordered by a brick wall with fence panelling for privacy. A gate to the side allows access to the rear garden. To the rear is a delightful enclosed garden which enjoys a sunny aspect and has been carefully tended and planted with a range of trees plants and shrubs. There is a centre lawn area with patio and summer house plus there is a useful to store/shed. Cold tap. A gate at the bottom of the garden leads to the driveway and garage.

## Cellar/Workshop - 4.1m x 3.1m with The cellar has a brick floor and a single glazed opening window. head room of approximately 1.8m (13'5" x 10'2")

Perfect for the hobbyist alternatively it could be used as a utility room having plumbing for a washing machine and enough room for additional fridges, freezers and the like. Power and lighting. Vaillant gas boiler for central heating and hot water. Cold water tap.

## Address

Windsor Road, Torquay, TQ1 1SR

## Tenure

FREEHOLD

## Council Tax Band

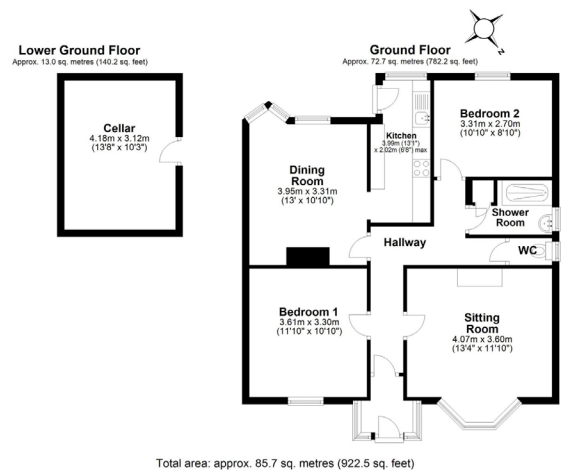
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance 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.