



## St. Efrides Road | Torquay | TQ2 5SG

A superb two bedroom ground floor flat, forming part of a period semi-detached house conveniently located with access to Torquay town centre and seafront. St.Efrides Road backs on to the historic Lauriston Hall Orangery, the arches of which can be seen in the background of our main picture. The Property boasts spacious rooms with high ceilings, deep skirting boards, original panelled doors and some beautiful period marble fireplaces. The lounge has a large bay window overlooking the front garden whilst the kitchen has access to a veranda and the front garden. Both bedrooms are doubles plus there is a shower room with WC. For added comfort there is double glazing and gas central heating and as well as the private and enclosed front garden which has been carefully tended there is a useful rear courtyard and store shed. There is off-road parking for one vehicle. We strongly recommend viewing to fully appreciate the spacious accommodation on offer.

Asking Price Of £230,000

- GROUND FLOOR FLAT
- PERIOD PROPERTY
- DOUBLE GLAZING
- CENTRAL HEATING
- GARDEN
- PARKING

Communal Hallway - Private front door to flat.

Hallway - A long hallway with reception area with space for coats shoes and a small desk.

Lounge Diner - 5m x 4m (16'4" x 13'1") at widest points. A beautiful room with the original full height bay windows over looking the front garden and across to St. Efrides Church. The period features here include picture rails, deep skirting, wooden shutters (not operational) and an imposing marble fireplace. There is of course double glazing and a central heating radiator plus tv point. A lovely bright room with a pleasant outlook.

Kitchen/Breakfast Room - 4.8m x 4m at widest points (15'8" x 13'1") An impressive room fitted with a range of cream wall and base units with wood effect countertops. There is a large Centre Island with insert 1 1/2 bowl stainless steel sink unit with mixer tap. Plumbing for washing machine and dishwasher Plus a built-in stainless steel gas hob with oven below and stainless steel cooker hood over. Space for fridge freezer. There is undercabinet lighting to the work surface areas plus central heating radiator. A particular feature of this room is the original marble fireplace plus there is also the original picture rail and coving to the ceiling. There is a glazed door with working original wooden shutters which opens to a veranda and leads onto the front garden.

Inner Hallway - Useful under stair store cupboard.



Bedroom One - 3.7m x 3.6m at widest points (12'1" x 11'9") A large double room having a glazed door leading to the rear courtyard. Fireplace recess. Radiator.

Bedroom Two - 3.6m x 3m at widest points (11'9" x 9'10") A fine double bedroom retaining another original fireplace. There is a double glazed window with original working shutters and central heating radiator plus walk in airing cupboard/store housing the central heating boiler. It may be possible to create an en-suite from this cupboard (subject to survey)

Shower Room - Fitted with a matching white three-piece suite comprising corner shower cubicle with mains shower, Vanity unit with inset wash handbasin plus matching close coupled WC. The walls are tiled as is the floor plus there is a double glazed window.

Outside - This flat is lucky enough to have its own private front garden which is of a good size and close by fencing and enjoys a sunny position. It has been carefully tended by the current owner planted with a variety of rose bushes and shrubs with small fishpond and gravelled parts. Adjacent to the kitchen is the Veranda area which is ideal for alfresco dining or sitting and relaxing.

To the rear is an enclosed courtyard area which is enclosed and has a useful store room off for tools garden furniture etc.

Parking Off-road parking for one vehicle.

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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## Address

St. Efrides Road, Torquay, TQ2 5SG

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'E'

## Contact Details

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