



## Firlands Road | Torquay | TQ2 8EL

Located within a popular residential location between St Marychurch and Barton is this spacious three bedroom semi detached house. The accommodation comprises three bedroom, dining room, lounge, kitchen and shower wet room. The property is in need of updating and modernisation but would provide the perfect family home. The property also benefits from off road parking for one car as well as level front and rear gardens. This property is offered for sale with no onward chain!

Asking Price Of £240,000

- 3 BEDROOMS
- SEMI DETACHED HOUSE
- IN NEED OF MODERNISATION
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- NO CHAIN!

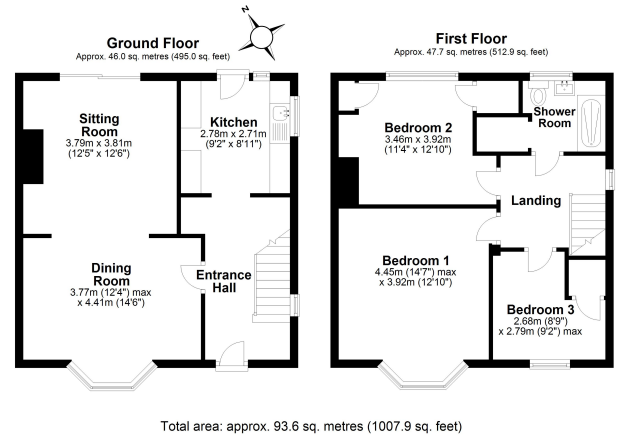
Entrance Hall - UPVC door to front entrance along with double glazed window to side aspect. Stairs leading to first floor. Ample storage base under the stairs. Radiator. Opening to kitchen and door to:-

Dining Room - 3.94m x 3.031m max (12'11" x 9'11")A fair sized room with ample space for a good sized dining table and double glazed bay window to front aspect. Carpeted flooring. Radiator. Opening to:-

Lounge - 3.78m x 2.967m max (12'4" x 9'8")A bright and airy with double glazed sliding patio doors to rear aspect opening onto the rear garden. Boarded over fireplace with stone surround and wooden mantle. Radiator.

Kitchen - 2.78m x 2.715m max (9'1" x 8'10")Fitted with a matching range of wall and floor mounted units, comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl sink unit. Double glazed window to side aspect. Double glazed frosted door to rear aspect opening out into rear garden along with another double glazed window to rear aspect. Tile effect vinyl hard flooring. Space for oven and washing machine.

First Floor Landing - Stripped cupboard and floorboards. Access hatch to loft space. Double glaze window to side aspect. Doors to:-



Bedroom One - 4.52m x 3.97m max (14'9" x 13'0")Bright and airy double bedroom. Stripped back floorboards and double glazed bay window to front aspect enjoying views over open green space opposite the property.

Bedroom Two - 3.59m x 3.066m max (11'9" x 10'0")Double glazed window to rear aspect. Built-in storage cupboard. Carpeted flooring.

Bedroom Three - 2.76m x 2.72m max (9'0" x 8'11")A fair sized single bedroom with double glazed window to front aspect. Built in wardrobe space. Stripped back wooden floorboards.

Shower Wet Room - Fitted with a matching white W/C and white hand wash basin with mixer tap and storage below. Partly tiled walls and fitted electric shower. Wet room style, easy clean floor. Chrome towel radiator. Frosted double glaze window to rear aspect.

Outside - To the front of the property is off road parking for one car along with a level front garden laid mostly to lawn. To the rear of the property is an enclosed garden, level garden split into three sections. The first section is a paved sun patio creating the perfect area for outside dining and soaking up the summer sun. There are then two level turfed areas. The property also has two brick out house buildings in need of repair that would create perfect outside storage space and there is a side gate leading to the front access.

## Address

'Firlands Road, Torquay, TQ2 8EL'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'C'

## Contact Details

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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.