



Tamar Avenue | Torquay | TQ2 7LW

Asking Price Of £325,000

Located in the sought after area of Shipway and convenient for local schools, bus routes and access to the Devon Link Road is this charming bay fronted semi detached house. The spacious accommodation is arranged over two floors with the ground floor comprising a lounge, dining room, breakfast room, kitchen and downstairs toilets. On the second floor are three bedrooms and the family bathrooms. This ideal family home has off road parking for two cars and benefits from well presented front and rear gardens. Early viewing advised to avoid disappointment!

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- POPULAR LOCATION
- SPACIOUS ACCOMMODATION

Entrance Hall - A welcoming entrance hallway with UPVC door to front entrance and with double glazed frosted windows either side. Carpeted flooring. Radiator. Doors to:-

Dining Room - 3.78m x 3.32m (12'4" x 10'10")A spacious room with ample space for a fair sized dining table. Double glazed window to the rear aspect overlooking the garden and views over the park. Ceiling coving and carpeted flooring Radiator. Opening to:-

Lounge - 3.94m x 3.1m (12'11" x 10'2")A bright and spacious lounge with a double glazed bay window to the front aspect. Ceiling coving and carpeted flooring. Radiator.

Kitchen - 2.77m x 2.69m (9'1" x 8'9")Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Square edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Tiled splash backs. Gas cooker and space for washing machine. Fitted cooker hood. Built in larder storage space with space for fridge /freezer and shelving space above. Double glazed window to rear aspect with view over the rear garden and the park. Tiled flooring. Doors to:-

Breakfast Room - 4.32m x 3.04m (14'2" x 9'11")A versatile room currently used a breakfast room but would easily create another dining room or snug. Space for a tumble dryer, fridge and freezer. Carpeted flooring. UPVC door to front entrance along with a double glazed door leading out into the rear garden. Door to:-

Downstairs W/CA handy W/C with frosted double glazed window to the rear aspect. Wood effect vinyl hard flooring.



First floor landing - A bright and airy landing with carpeted flooring and a double glazed window to the side aspect. Access hatch to loft space. Radiator. Doors to:-

Bedroom 1 - 4.53m x 3.33m (14'10" x 10'11")A great sized bedroom with ample space for bedroom furniture and a double glazed bay window to the front aspect. Carpeted flooring along with coving and dado rails. Radiator.

Bedroom 2 - 3.32m x 3.12m (10'10" x 10'2")max A generous size double bedroom with double glazed window to front aspect and a built in wardrobe space. Carpeted flooring along with coving and dado rails. Radiator.

Bedroom 3 - 2.83m x 2.75m (9'3" x 9'0")max A great size bedroom with a double glazed window to the front aspect. Built in wardrobe space freeing up space in the room for other bedroom furniture. Carpeted flooring along with coving and dado rails. Radiator.

Bathroom - Fitted with a matching three piece white suite comprising a pedestal hand wash basin, W/C and a panel fronted bath with electric shower above. Mostly tiled walls and built in storage cupboard. Radiator. Frosted double glazed window to the rear aspect.

Outside - To the front of the property is off road parking for two cars along with a level and well maintained front garden laid mostly paving. At the rear of the property is a private and well presented garden split into four sections comprising paved and gravelled sun patio's to level areas laid to lawn or planted shrubs. There is also a water feature along with two wooden storage sheds and a greenhouse. There is a secure access gate that leads into the park at the rear which is perfect for families with older children to go and play. Outdoor water tap.

## Address

'Tamar Avenue, Torquay, TQ2 7LW'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'TBC'

## 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.