



St. Marychurch Road | Torquay | TQ1 3HG

Asking Price Of £279,950

Conveniently located within close proximity to local shops and transport links is this spacious four bedroom mid terraced house. The accommodation is split over two levels with the ground floor comprising a lounge, dining room, kitchen and downstairs W/C. On the first floor there are four good size bedrooms and a family bathroom. The property benefits from front and rear gardens and also benefits from off road parking at the rear.

- FOUR BEDROOMS
- TERRACED HOUSE
- CONVENIENT LOCATION
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- SPACIOUS ACCOMODATION

Entrance Porch - UPVC door to front entrance. Parquet flooring, ceiling coving and dado rails. Door into:-

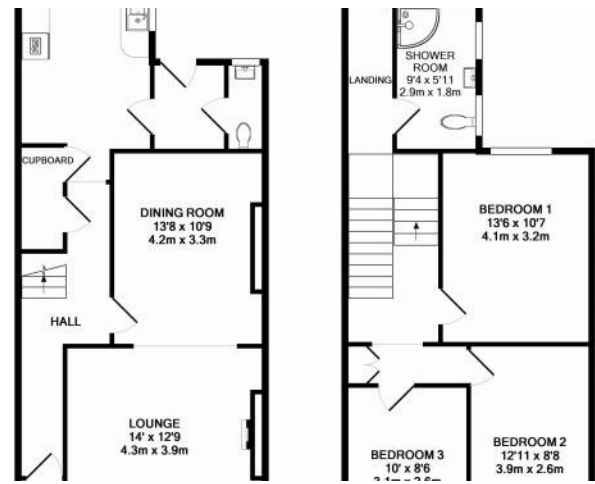
Entrance Hallway - A welcoming hallway with lots of traditional character features including ceiling coving, picture rails and dado rails. Carpeted stairs leading to the first floor. Handy storage cupboard under the stairs housing gas and electric meters. Radiator. Doors to:-

Dining Room - 4.09m x 3.31m (13'5" x 10'10") max A spacious dining room with a single glazed window to the rear aspect and traditional high ceilings. Ample space for a good size dining table. Carpeted flooring. Tiled over fireplace. Radiator. Opening to:-

Lounge - 3.88m x 4.157m (12'8" x 13'7") max A bright and characterful lounge with a double glazed window to the front aspect with charming built in window seat. Traditional high ceilings. Gas fireplace with tiled surround and hearth and white wooden mantle above. Revealed white wooden beams. Carpeted flooring. Radiator.

Kitchen - 6.72m x 2.85m (22'0" x 9'4") max A bright and spacious, dual aspect kitchen with double glazed windows to the side and rear aspects. The kitchen is fitted with a modern, matching range of wall and floor mounted units comprising of cupboards and drawers. Square edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Fitted wall unit over space for dishwasher. Spaces for a washing machine. Fitted cupboards and base units on opposite wall with freestanding large gas fired range. Space for fridge / freezer. Cupboard housing gas combination boiler. Ample space for a dining table. Handy storage cupboard up under the stairs. Tile effect hard flooring. Radiator. Double glazed door leading into:-

Utility Room - Space for a tumble dryer. Double glazed door leading out into the rear garden. Door to:-



Downstairs W/C - Fitted with a two piece white suite comprising a pedestal hand wash and W/C. Glazed window to the rear aspect.

First Floor Landing - A spacious split level landing with carpeted flooring and traditional banister. Frosted double glazed window to the rear aspect. Dado rails. Two Storage cupboards providing handy shelved storage. Access hatch to loft space. Doors to:-

Bedroom One - 3.27m x 4.48m (10'8" x 14'8") max A bright and airy bedroom with a double glazed window to the rear aspect. Picture rails and carpeted flooring. Radiator.

Bedroom Two - 3.9m x 2.604m (12'9" x 8'6") max A generous double bedroom with double glazed window to the front aspect. Picture rails. Radiator.

Bedroom Three - 2.57m x 3.02m (8'5" x 9'10") A good sized room currently arranged as an office, but could be used as a bedroom. Double glazed window to the front aspect with glimpses of Dartmoor. Picture rails and radiator.

Bedroom Four - 2.89m x 2.85m (9'5" x 9'4") max A good size double bedroom with a double glazed window to the side aspect. Carpeted flooring and ceiling coving. Radiator.

Bathroom - A bright and modern bathroom fitted with a matching suite comprising a hand wash basin with mixer tap and storage cupboard below, push button W/C and a panel fronted bath with mains shower above. Mostly tiled walls and tiled effect hard flooring. Two frosted double glazed windows to the side aspect. White heated towel rail and radiator.

Outside - To the front of the property is a low maintenance level garden laid mostly to stone chippings. To the rear of the property is a private and level rear garden laid mostly to paving for ease of maintenance with lots of space for pot plants perhaps or a storage shed Part of the rear garden could be reconfigured to create secure off road parking, this would be subject to planning permission. Outdoor tap.

Address 'St. Marychurch Road, Torquay, TQ1 3HG'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'D'

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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.