



Courtland Road | Torquay | TQ2 6JS

Asking Price Of £385,000

Conveniently located in the much sort after area of Torquay. Close to Torbay hospital, Primary schools & Grammar schools, also near a bus route. Enjoying an superb open outlook. This property has well presented accommodation, comprising of 3 bedrooms, kitchen/diner, downstairs family bathroom, lounge. Also an upstairs WC. Benefits from off road parking & a larger than average garage. Well maintained gardens with secluded & fully enclosed rear garden.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS

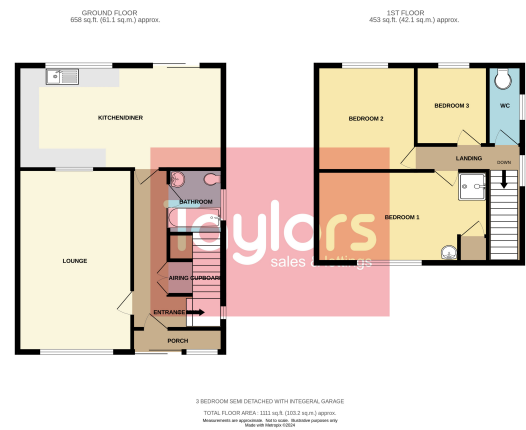
ENTRANCE PORCH: Double glazed sliding door to front entrance. Tile effect vinyl flooring, frosted glazed window & door entering into:

ENTRANCE HALLWAY: Carpeted stairs to first floor, double glazed window to side aspect. Wood effect vinyl flooring. Cloak cupboard with 2 shelves and hanging rail. Large walk in airing cupboard housing gas boiler, with storage area, plus storage cupboard above, radiator. Doors to:

LOUNGE: 19ft 3" x 12ft 1" (5.897 x 3.693) max. Double glazed window to front aspect, enjoying far reaching views to St.Maryhurch, Babbacombe & Plainmoor. Generous sized lounge with carpet flooring, glazed window providing borrowed light from the kitchen. Radiator.

KITCHEN/DINER: 21ft 3" x 10ft 9" (6.493 x 3.336) max. Fitted & matching range of wall and floor mounted units, comprising of cupboards & drawers, with roll edge work surface & matching breakfast bar area. One & half bowl stainless steel sink unit with mixer tap. Fitted electric job, double oven & grill, fitted cooker hood above. Spaces for tumble dryer, fridge/freezer and plumbing for washing machine. Glazed internal window to lounge giving borrowed light. Double glazed window & double glazed sliding patio door into rear garden. Good space for dining table & chairs. TV point, tile effect vinyl flooring, radiator.

BATHROOM: Fitted with white 3 piece suite, comprising, pedestal wash basin. WC & panel fronted bath, with electric shower above. Fitted ceiling downlights. Frosted double glazed window to side aspect . Wood effect laminate flooring, mostly tiled walls, radiator.



FIRST FLOOR LANDING: Access to loft space. Double glazed window to side aspect, views over Torquay. Carpeted flooring. Doors to:

BEDROOM 1. 18ft 1" x 9 ft 7" (5.529 x 2.965) max. Double glazed window to front aspect, stunning distant views over Torquay. Great sized main bedroom, with plenty of space for wardrobes & other bedroom furniture. TV point. There is an "open plan" en-suite comprising of wash hand basin with storage cupboard under & fully tiled modern shower unit with mains shower above. Small storage cupboard. Radiator.

BEDROOM 2. 11ft 7" x 10ft 4" (3.53 x 3.15) max. A great sized double bedroom with double glazed window to rear aspect. Ample space for wardrobes plus other bedroom furniture. TV point. Carpeted flooring, radiator.

BEDROOM 3. 8ft 4" x 7 ft (2.571 x 2.491)max Currently being used as a home office. A good sized 3rd bedroom, with double glazed window to rear aspect. Carpeted flooring, radiator.

CLOAKROOM: White WC with push button flush. Frosted double glazed window to side aspect. Vinyl flooring, radiator.

INTEGRAL GARAGE: 18ft 9" x 10ft 7" (5.7888 x 3.554) max. Up and over style opening door, into a great size integral garage providing handy storage space. The garage has lighting and power as well as an outdoor tap. Plumbing for washing machine. Consumer unit along with has and electric meters.

OUTSIDE: To the rear of the property, from the patio doors, sunny totally secluded patio area, ideal for Al Fresco dining, the rest is terraced , low maintenance garden , mostly to stone chippings for ease of maintenance, with ample space for potted plants. Also raised vegetable beds to the side of the property, leading to a secure gate to front garden. Outside tap and electric light.

To the front, there is off road parking, also terraced front garden laid to mainly to stone chippings, with shrubs, along with steps to the front entrance with security light.

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.

Address

'Courtland Road, Torquay, TQ2 6JS'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'D'

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