



30 CARY PARK ROAD, TORQUAY, TQ1 3PU

Asking Price Of £365,000

Located on the outskirts of the popular Babbacombe area within close proximity to local shops, schools and transport links is this charming four bedroom terraced house. This property is perfectly situated within the catchments of the local schools and only a short drive up the Road to either Babbacombe or St. Marychurch. The accommodation is split over two levels with the ground floor comprising a spacious lounge / diner, breakfast room and kitchen. On the first floor are four good size bedrooms and the family shower room. The property also benefits from immaculate front and rear gardens and a generous size garage. Viewings highly recommended.

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- MAINTAINED FRONT AND REAR GARDENS
- GARAGE
- POPULAR LOCATION
- IMMACULATELY PRESENTED

### Entrance Hall

UPVC double glazed door to the front entrance. Cupboard housing the consumer unit. Wood effect hard flooring. Glazed internal door leading into:-

### Hallway

A welcoming hallway with carpeted stairs leading to the first floor. Handy storage space and storage cupboard under the stairs. Engineer oak flooring matching the entrance hallway. Picture rails. Radiator. Doors to:-

### Lounge Diner

A bright, spacious and airy living space with a double glazed bay window front aspect. Gas fireplace with stone surround and stone hearth name slim wooden mantle above. Large opening to a dining area with ample space for a good size family dining table. Double glazed door to the rear aspect opening out onto a sun patio leading to the rear garden. Carpeted flooring and ceiling coving throughout the lounge / diner. Three radiators.

### Kitchen/Breakfast Room

A bright and versatile room with a double glazed window to the side aspect. Ample space for a good size family dining table. Built in cupboard providing handy shelved storage space. Radiator. Wood effect hard flooring matching the entrance hallway. Door to:-

### Kitchen

Fitted with a modern matching set of wall and floor mounted units comprising cupboards and drawers. Stylish black granite work tops with inset one and a half bowl stainless steel sink unit with mixer tap. Fitted electric Neff oven and fitted Neff microwave. Fitted Neff gas hob with fitted cooker hood above. Integral fridge and dishwasher along with space for a washing machine. Double glazed window to the rear aspect along with a double glazed door with frosted panels leading out into the rear garden. Tiled effect hard flooring and LED ceiling down lights.

### Landing

A spacious landing with carpeted flooring and a fair size double door storage cupboard providing handy shelved and hanging storage space. Two access hatches to loft space. Slim double glazed frosted window to the rear aspect. Radiator. Doors to:-

### Bedroom 1

A bright and spacious double bedroom with an elegant double glazed bay window to the front aspect. A range of fitted, matching drawers and fitted wardrobes. Ceiling coving and carpeted flooring. Radiator.

### Bedroom 2

A generous double bedroom with a double glazed window to the rear aspect overlooking the rear garden. Built in wardrobe with matching drawers fitted below. Hand wash basin with mixer tap and storage cupboard below. Ceiling coving and carpeted flooring. Radiator.

### Bedroom 3

A bright and airy bedroom with a double glazed window to the rear aspect enjoying a view of the rear garden. Built in wardrobe providing hanging storage space. Ceiling coving and carpeted flooring. Radiator. TV point.

### Bedroom 4

A fair size single bedroom that also create the perfect home office. Double glazed window to the front aspect. Ceiling coving and carpeted flooring. Radiator.

### Shower Room

Fitted with a modern three piece white suite comprising a stylish hand wash basin with mixer and a storage cupboard below, push button W/C and shower unit with fitted rainfall style, aims shower above. Chrome heated towel radiator. Fitted mirror with shelved and down light fitted above. Fully tiled walls and fitted ceiling down lights. Frosted double glazed window to the side aspect. Wood effect hard flooring.

### Garage

Up and over electric door opening into a generous sized garage with power and lighting. Two UPVC windows to the side aspect and a double glazed frosted door leading into the rear garden.

### Outside

To the front of the property is a beautifully presented front garden with a modern paved pathway along with planted and gravelled borders. To the rear of the property is a well presented level garden comprising a lovely paved sun patio along with a well cared for lawned area surrounded with beautifully planted borders. Running along the side of the rear garden is a paved pathway matching the paving of the sun patio leading to the garage and a secure back access gate. Outside tap. To the left of the back door to the property is also a door opening into an outside toilet which also houses the gas combination boiler

*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

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## Tenure

LEASEHOLD

## Council Tax Band

A

## Contact Details

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