



135 WESTHILL ROAD, TORQUAY, TQ1 4NT

Asking Price Of £330,000

Located on the outskirts St. Marychurch and within close proximity to local shops, schools and transport links is the spacious three bedroom semi detached house. This property offer a huge amount of space and potential but is in need of modernisation. The accommodation is laid out over three levels with the ground floor comprising a lounge, dining room and kitchen. On the first floor are three bedrooms along with the family bathroom. On the lower ground floor of the property is a versatile and spacious basement that has been roughly configured into three rooms along with a utility room and a disused W/C. The property also benefits from large front and rear gardens along with a great amount of off road parking. With the property's popular location and amount of space to offer this is a must see. This property is offered for sale with no onward chain!

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- IN NEED OF MODERNISATION
- LARGE BASEMENT WITH ANNEX POTENTIAL
- FRONT AND REAR GARDENS
- OFF ROAD PARKING

### Entrance porch.

Double glazed door to the front entrance along with double glazed windows to the side and front aspects. Carpeted flooring. Traditional wooden door with stain glass effect window Payne leading into:-

### Hallway.

A bright and spacious entrance hallway with carpeted stairs leading to the first floor. Traditional picture rails. Carpeted flooring. Handy storage cupboard under the stairs housing the consumer unit and electric meter. There is also a gas inlet but there is currently no gas used within the property. Doors to:-

### Lounge. 5.22 x 3.58 max

A bright and airy lounge with a period tiled fireplace and hearth along with a wooden mantle piece. Picture rails. Bay style single glazed sash windows to the front aspect. Carpeted flooring.

### Dining room. 5.01 x 3.57 max

A spacious dining room with a double glazed bay window to the rear aspect with distant countryside views of Marldon hills. Period tiled fireplace with matching tiled hearth. Pictured rails. Carpeted flooring.

### Kitchen. 3.34 x 1.91 max

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with switch inset one bowl stainless steel sink unit with mixer tap. Tiled splash backs. Electric cooker. Double glazed window to the rear aspect with distant countryside views. Space for fridge / freezer. Wood effect hard flooring. Glazed door with a staircase leading to:-

### First floor landing.

Single glazed frosted sash window to the side aspect. Picture rails and carpeted flooring. Doors to:-

### Bedroom 1. 5.21 x 3.45 max

A bright and spacious double bedroom with double glazed windows in a bay style layout to the front aspect enjoying a view of the spire of st. Mary church spire and distant woodland views. Tiled period fireplace and picture rails. Carpeted flooring.

### Bedroom 2. 4.01 x 3.58 max

A great size double bedroom with a double glazed window to the rear aspect enjoying superb distant countryside views. Characterful tiled period fireplace. Picture rails and carpeted flooring. Built in storage cupboard providing handy shelved storage space.

### Bedroom 3. 2.64 x 2.07 max

A good size single bedroom with a double glazed window to the front aspect. Picture rails and carpeted flooring.

### Bathroom.

Fitted with a matching three piece white suite comprising a pedestal hand wash, WC with separate system and a panel fronted bath. Double glazed frosted window to the rear aspect. Access hatch to loft space. Carpeted flooring.

### Basement.

This property benefits from a generous sized basement that is currently split into three good size rooms as well as a utility room and disused W/C. The basement offers a huge amount of storage space but also has a great amount of versatility and potential to create an annex or home office perhaps. The basement room configuration is as follows:-

### Room 1. 5.11 x 2.57 max

Lightning and doors to other basement rooms. Borrowed light from staircase down to the basement rooms where there is also a wood entrance door to the side aspect.

### Room 2. 3.87 x 3.15 max

Concrete flooring. Glazed window to the rear aspect along with a secure wooden entrance door leading out into the rear garden. Storage cupboards either side of the chimney breast. Doors to the utility room and disused WC.

### Room 3. 2.52 x 2.57 max

Frosted single glazed window to the side aspect. Plastered walls and concrete floor. Glazed window providing borrowed light to the large room.

### Utility. 2.86 x 1.82 max

Single glazed window out into the staircase leading up to the ground floor. Wood effect hard flooring. Power, plumbing and space for a washing, aching and tumble dryer. Traditional ceramic butlers sink.

### WC. 1.80 x 0.84 max

Period style toilet with separate system. Glazed, frosted window to the rear aspect.

### Outside.

To the front of the property is a large front garden laid to concrete with planted borders comprising planted mature shrubbery. To the rear of the property is a large rear garden currently laid mostly to lawn. There is also a decked sun patio and pond. The rear garden is currently overgrown and in need of some landscaping work. To the front and side of the property is ample off road parking for 6 -8 cars. There is also an outdoor storage cupboard providing handy storage for outside tools and furniture.

**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

135 WESTHILL ROAD, TORQUAY TQ1 4NT

## Tenure

FREEHOLD

## Council Tax Band

C

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

enquiries@taylorsestates.co.uk  
01803 201904