



## WESTHILL ROAD, TORQUAY, TQ1 4PD

Asking Price Of £275,000

Located on the outskirts of St. Marychurch and within close proximity to local shops, schools and bus routes is this spacious three bedroom end terraced house. Situated within the quiet cul de sac part of Westhill Road this property enjoys all the benefits of the shops on the doorstep but without the busy, hustle and bustle of the main Westhill Road. The accommodation comprises a charming cosy lounge, kitchen / diner, three double bedrooms and a family bathroom. This property also benefits from level front and rear gardens along with a separate garage at the rear with access via the side lane. This property offers a great amount of versatility and space in a great location and is offered for sale with no onward chain!

- THREE BEDROOMS
- END TERRACED HOUSE
- FRONT AND REAR GARDENS
- CONVENIENT LOCATIONS
- CHAIN FREE!

## Entrance Hall

A welcoming hallway entrance with carpeted stairs leading to the first floor. Dado rails. Handy storage space under the stairs. Radiator. Wood effect hard flooring. Doors to:-

## Lounge 4.29m x 3.45m (14'0" x 11'3")

A bright and airy room with a double glazed bay window to the front aspect. Charming period fireplace with tiled hearth and wooden surround mantle piece. Picture rails. Radiator. Wood effect hard flooring. This room offers a great amount of versatility and is currently arranged as an other bedroom.

## Kitchen/Diner 5.41m x 5.2m (17'8" x 17'0")

A bright and spacious dining area with a characterful gas fireplace with tiled surround. Picture rails and partly wood painted panelled walls. Ample space for a good size dining table or snug space perhaps. A handy storage cupboard. Radiator. Sliding double glazed patio door leading out into the rear garden. Wood effect hard flooring the throughout the dining area and continues into the kitchen area.

The kitchen comprises a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Tiled splash backs. Fitted electric oven and fitted gas hob with fitted cooker hood above. Space for a fridge / freezer along with space and plumbing for a washing machine. Double glazed window to the rear aspect.

## First Floor Landing

Double glazed window to the side aspect. Carpeted flooring. Doors to:-

## Bedroom 2 3.9m x 3.42m (12'9" x 11'2")

A bright and spacious double bedroom with a double glazed window to the front aspect. Period fireplace with painted wooden mantle above. Picture rails and radiator. Carpeted flooring.

## Bedroom 3 3.92m x 3.17m (12'10" x 10'4")

A great size double bedroom with a double glazed window to the rear aspect enjoying distant countryside views. Radiator. Charming period fireplace. Carpeted flooring.

## Bathroom

Fitted with a three pierce white suite comprising a pedestal hand wash basin, WC with separate system and a panel fronted bath with mains shower above. Cupboard housing gas combination boiler. Radiator. Frosted double glazed window to the rear aspect. Wood effect hard flooring.

## Secondary Landing

Carpeted stairs leading to the top floor. Double glazed window to the front aspect. A handy storage space under the stairs. Radiator. Carpeted flooring.

## Bedroom 1 4.55m x 3.76m (14'11" x 12'4")

A bright and spacious double bedroom within the loft space with a double glazed window to the rear aspect enjoying distant countryside views. Built in wardrobes and cupboards making the most of the eave space. Radiator. Carpeted flooring.

## Garage

At the rear of the property is a good size garage with wooden, barn style doors accessed via the side lane to the right of the property. The property benefits from lighting and power with storage space above making use of the pitched roof.

## Outside

To the front of the Property is a level front garden laid mostly to stone chippings with mature planted shrubbery. There is potential for off road parking subject to planning permission. To the rear of the property is a sunny private garden made up of two terraces, the first being a sun patio laid as concrete with ample space for outside seating and potted plants. The second terrace is a paved patio area with gravelled borders. Secure wooden side gate to the rear access along with an entrance door to the garage.

*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

WESTHILL ROAD, TORQUAY, TQ1 4PD

## Tenure

FRRHOLD

## Council Tax Band

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## Contact Details

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