



Lymington Road, Torquay, TQ1 4AR

Asking Price Of £199,950

Occupying a level position on the outskirts of the town centre and within close proximity to local shops and bus routes is this newly refurbished two bedroom end of terrace house. The well presented accommodation comprises a homely lounge, modern kitchen / diner, utility room, two bedrooms and a family bathroom. This property also has the benefit of well cared for front and rear gardens and is offered for sale with no onward chain. With a spacious and well presented layout with no work required and a convenient location, this property would create the perfect first time purchase or investment opportunity.

- TWO BEDROOMS
- END OF TERRACE HOUSE
- FRONT AND REAR GARDENS
- NEWLY RENOVATED
- CONVENIENT LOCATION
- CHAIN FREE!

Entrance porch.

Double glazed composite door with frosted glass panel one to the front entrance. Cupboard housing the consumer unit. Newly fitted wood effect hard flooring. Glazed door leading into:-

Hallway.

Newly fitted wood effect hard flooring matching the entrance porch. Carpeted stairs leading to the first floor. Doors to:-

Lounge. 3.62 x 3.15 max

A well presented homely lounge with a modern, charming electric fire and marble stone effect surround. Matching marble stone effect hearth. Double glazed window to the front aspect. Carpeted flooring. Radiator and TV point.

Kitchen/ diner. 4.83 x 3.67 max

Fitted with a modern, matching set of wall and floor mounted units comprising cupboards and drawers. Stylish wood effect square edge work surfaces with inset ceramic one bowl sink unit with mixer tap. Characterful tiled splash backs. Fitted electric oven and fitted with electric hob with fitted cooker hood above. Integral dishwasher along with space for a fridge/ freezer. Cupboard housing the gas combination boiler. There is a fitted breakfast with a wood effect surface and tiled splash backs matching the kitchen. Storage cupboard under the stairs housing the gas meter along with handy storage space. Radiator. Wood effect hard flooring matching the hallway. Double glazed window to the rear aspect enjoying a view of the rear garden and a double glazed door to:-

Utility. 2.06 x 1.81 max

Double glazed door leading out into the rear garden along with a double glazed frosted window to the side aspect. Space and plumbing for a washing and tumble dryer as well as handy storage space.



First floor landing.

Carpet flooring. Doors to:-

Bedroom 1. 4.69 x 3.14 max

A bright and spacious double bedroom with ample space for bedroom furniture. Double glazed to the front aspect. Carpeted flooring. Radiator and TV point.

Bedroom 2. 3.68 x 2.35 max

A bright and airy bedroom with a double glazed window to the rear aspect. Carpeted flooring. Radiator and TV point.

Bathroom.

Fitted with a modern, matching three piece white comprising a hand wash basin with mixer tap, push button W/C and a panel fronted bath with mains shower above. Stylish tiled walls around the bath and hand wash basin along with a modern tiled flooring. Chrome heated towel rail. Frosted double glazed window to the rear aspect. Fitted ceiling down lights and access hatch to loft space.

Outside.

To the front of the property is well maintained, level front garden laid mostly to stone chippings with space for potted plants. To the rear of the property is an enclosed, level garden comprising two concrete sun patios and a fair sized area laid to lawn. There are planted borders around the garden with flowers and mature shrubs. There is a secure wooden gate providing side access to the garden. Subject to planning permission, there is potential to turn part of the rear garden into off road parking perhaps.

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

LYMINGTON ROAD, TORQUAY, TQ1 4AR

Tenure

FREEHOLD

Council Tax Band

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