



## Cary Park Road, Torquay, TQ1 3PU

Asking Price Of £375,000

Situated on the outskirts of the popular St. Marychurch area within close proximity to local shops, schools and transport links is this spacious 5 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 three levels with the ground floor comprising a spacious lounge, dining room, downstairs shower room and kitchen / breakfast room. On the first floor are four bedrooms and the family bathroom. The top floor comprises of a further three rooms one of which is a good size double bedroom. On the top floor there is also another spare room and utility space. This home offers a lot of versatility and space and also benefits from level front and rear gardens. At the rear of the property is off road parking for one car and a spacious storage space.

- TERRACED HOUSE
- 5 / 6 BEDROOMS
- THREE RECEPTIONS
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- POPULAR LOCATION



## Property Description

### Entrance porch.

Double glazed door with frosted window panels to the front entrance. Cupboard housing consumer unit. Carpeted flooring. Glazed door leading into:-

### Hallway.

A spacious and welcoming hallway with carpeted stairs leading to the first floor. Carpeted flooring and radiator. Two handy storage cupboards under the stairs. Doors to:-

### Lounge. 4.65 x 4.00 max

A bright and homely lounge with a double glazed bay window to the front aspect. Gas fireplace with a marble effect surround and hearth along with a white wooden mantle piece. Ceiling coving. Radiator. Wood effect hard flooring with opening to:-

### Dining room / second reception room. 3.35 x 4.17 max

A versatile room that could crest the perfect hobby room of second living area but also create dining room or downstairs bedroom if required. Double glazed door leading out into the rear aspect. Ceiling coving. Radiator. Wood effect hard flooring matching the lounge. Door to:-

### Downstairs shower room.

Fitted with a modern, matching three piece white suite comprising a pedestal hand wash with mixer tap and storage cupboard below, push button WC and a tiled shower unit with electric shower above. Stylish tiled walls around the toilet and hand wash basin matching the tiling in the shower unit along with a modern tiled floor. Fitted down lights and extractor. This shower room could also create the perfect en suite if a downstairs bedroom is required.

### Kitchen/ diner. 8.13 X 2.88 max

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge wood effect work surfaces with an 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. Spaces for a fridge / freezer, dishwasher, washing machine and tumble dryer. Storage cupboard housing the hot water cylinder along with built in cupboard housing the gas boiler. Double glazed window to the side aspect. Chrome heated towel radiator. Opening into a fair size dining area with ample space for a good size dining table. Radiator. Sliding double glazed patio doors leading out into the rear garden. Wood effect hard flooring throughout the kitchen / diner.

### First floor landing.

A split level landing with carpeted flooring and carpeted stairs leading to the top floor. Radiator. Doors to:-

### Bedroom 2. 4.19 x 3.37 max

A bright and spacious double bedroom with a glazed window to the rear aspect enjoying a view over the rear garden. Hand wash basin with storage cupboard below. Radiator. Carpeted flooring.

### Bedroom 1. 4.71 x 3.36 max

A bright and airy bedroom with a glazed bay window to the front aspect. Carpeted flooring. Radiator.

### Bedroom 4. 3.03 x 1.97 max

A good size bedroom with a glazed window to the rear aspect enjoying views over the rear garden. Radiator. Carpeted flooring.

### Bedroom 5. 3.02 x 1.67 max

A fair size single bedroom with a glazed window to the front aspect. Radiator. Carpeted flooring.

### Bathroom.

Fitted with a matching three piece white suite comprising a pedestal hand wash, WC and a panel fronted bath with electric shower above. Mostly tiled walls. Tile effect hard flooring. Radiator.

### Top floor landing.

Carpeted flooring. Door to:-

### Bedroom 3. 3.83 x 2.93 max

A spacious double bedroom with two double glazed windows to the rear aspect. Carpeted stairs leading to the first floor. Radiator and TV point. Carpeted flooring. Internal window providing borrowed light to another top floor room. Doors to:-

### Office / 3rd reception room. 3.01 x 2.44 max

A versatile room that could create a possible home office or play room but also could be used as a dressing room for bedroom three. In the past this rooms has been used as a guest bedroom. There are internal frosted windows providing borrowed light from bedroom three along with a hand wash basin with a storage cupboard below. Radiator. Carpeted flooring.

### Kitchenette / utility. 2.45 x 1.66 max

Still with a small compliment of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surface with inset one bowl stainless steel sink with mixer tap. Access hatch to loft space and access door to eve storage. Vinyl hard flooring.

The top floor has the possibility of creating an annex perhaps when combining the three rooms together.

### Outside.

To the front of the property is a well maintained front garden laid to paving with mature planted shrubbery. To the rear of the property is a private level garden laid mostly to paving with planted borders comprises an array of mature planted shrubbery. There is also a parking space at the rear of the property in the rear lane accessed via a secure back access gate. Outside tap.

### Garage

At the rear of the property is a workshop and storage space with power and lighting that has the potential to be converted into a car garage with access via the back lane. Split into two sections with first creating perhaps a workshop and storage area. This section has a door leading into the rear garden along with double glazed windows to the front and rear aspects. There is also another storage room at the back of the garage with handy shelved storage space. These two rooms could be brought together to create space for a car with vehicle access crest off the back access lane.



## Address

Cary Park Road, Torquay, TQ1 3PU

## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

B

## Contact Details

26 Hyde Road  
Paignton  
Torbay  
TQ4 5BY

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

[enquiries@taylorsestates.co.uk](mailto:enquiries@taylorsestates.co.uk)  
01803 201904



**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.