



Mallock road | Torquay | TQ2 6AD

Here we have a spacious 3 bed end terraced house which is tucked away yet very convenient for local shops and schools as well as being within walking distance of the town centre and the beautiful English Riviera sea front. Offering a lounge, separate dining room and large kitchen/breakfast room to the ground floor with 3 bedrooms and bathroom to the first floor. Within the loft area is an attic room which has been used as a double bedroom with open plan en-suite. The property has central heating and double glazing. The terraced gardens are laid out to a series of sun decks just perfect for summer barbecues and entertaining. There is a garage and driveway for off road parking too! No chain. Ideal buy to let/investment. Early viewing recommended.

Asking Price Of £259,950

- 4 BEDROOMS
- 2 RECEPTIONS
- GARAGE
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN

Hallway

Double glazed front door and window. Radiator. Under stairs cupboard.

Lounge 4.2m x 3.3m at widest points.

A bright room overlooking the front garden. Double glazed bay window. Coal effect electric fire with decorative surround. Radiator. Wood effect flooring.

Dining Room 5.1m x 3.6m at widest points.

A generous dining room or could be used as a second lounge. Central fireplace with pebble effect electric fire and double glazed windows to either side. Wood effect flooring. Recessed shelving to one wall. Glazed door to;

Kitchen/Breakfast Room 5.1m x 2.8m at widest points.

Fitted with a range of wood effect wall and base units with work surfaces over. Stainless steel sink unit. Built in Hotpoint double oven and grill. 5 burner gas hob with stainless steel cooker hood over. Plumbing for washing machine and space for fridge/freezer. Double glazed window and rear door to garden. Breakfast bar. Contemporary radiator.

Rear Porch

Door to garden.

First floor landing.

Bedroom 1 3.6m x 3.3m at widest points.

A lovely double room with double aspect double glazed windows. Radiator.

Bedroom 2 3.6m x 3.0m at widest points.

Another double room with double glazed window. Radiator. Wash basin with tiled splash back. Double glazed door leading to large sun deck and rear garden.

Bedroom 3 2.1m x 1.6m at widest points.

Double glazed window to front aspect. Radiator.

Bathroom

Fitted with a 3 piece suite with wash basin, wc and bath with Mira shower over. Tiled walls and floor. Large mirror to one wall. Double glazed window. Ladder radiator. Linen cupboard.

Stairs from landing to;

Loft Room 5.0m x 3.8m at widest points with sloped ceilings.

A large room with two double glazed skylight windows and radiator. Eaves storage. Built in cupboard. There is an open plan area with a glazed shower cubicle, wash basin and wc. Please note this room does not have the required building control and relevant paperwork. We have been informed by the seller that it has been in situ prior to their ownership and they have an indemnity insurance policy in place. Please make further enquiries prior to agreeing a purchase.

Outside

Front

Planted garden with lawn and gates to side and rear or property.

Rear

The rear garden has been carefully designed to take advantage of the sun which is pretty much there all day with 3 large decked areas and sun patio which are perfect for dining outdoors or entertaining.

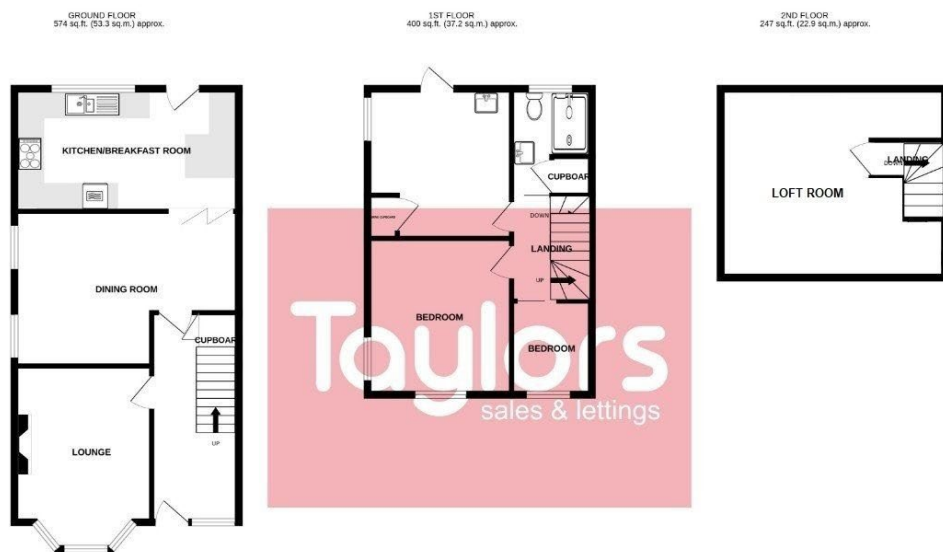
Parking

Garage

A single garage accessed from Blyndwill Road.

To the front of the garage is a forecourt area which will parallel park another car.

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.



4 BEDS, 2 BATHS, 3 FLOORS
TOTAL FLOOR AREA: 1221 sq.ft. (113.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Address
Mallock road, Torquay, TQ2 6AD

EPC
68D

Tenure
Freehold

Council Tax Band
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