



Ellacombe Road, Torquay, TQ1 3AT

Asking Price Of £189,950

Located within close proximity of the town centre with easy access to local transport links and amenities is this well presented Grade 2 listed cottage. This property has maintained many of its character features with from the period fireplaces to character windows. The accommodation comprises two double bedrooms, two reception rooms, kitchen and bathroom. The property also benefits from low maintenance front and rear patio gardens along with the option of permit on street parking. This property is offered for sale with no onward chain!

- TWO DOUBLE BEDROOMS
- PERIOD COTTAGE
- 2 RECEPTIONS
- FRONT AND REAR PATIO GARDENS
- CONVENIENT LOCATION
- CHAIN FREE!

### Entrance Porch

Double glazed door to front, modern consumer unit and tiled flooring. Glazed door to:

### Entrance Hall

Continuation of tiled flooring. Stairs rising to 1st floor with under stairs storage recess, doors to:

### Lounge - 3.9m x 2.5m (12'9" x 8'2")

Average measurements, an irregular shaped room. Single glazed window to front. Feature antique style fireplace with mantle and surround, cupboards to one side of fireplace. Modern electric heater.

### Dining Room - 3.3m x 2.5m (10'9" x 8'2")

Average measurements, an irregular shaped room. Feature fireplace with space for log burner, cupboards either side of chimney breast. Single glazed window to rear, modern electric heater.

### Kitchen - 2.9m x 1.8m (9'6" x 5'10")

Average measurements, an irregular shaped room. Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. Single bowl stainless steel sink unit with mixer tap. Electric cooker point, spaces for washing machine and fridge. Double glazed door to side, single glazed window to side and tiled flooring.

### 1st Floor Landing

Access hatch to loft space, single glazed window to side, doors to:

### Bedroom 1 - 3.8m x 3.6m (12'5" x 11'9")

Average measurements, an irregular shaped room. Feature antique style fireplace with mantle and surround, single glazed window to front, modern electric heater.

### Bedroom 2 - 3.3m x 2.5m (10'9" x 8'2")

Average measurements, an irregular shaped room. Feature antique style fireplace with mantle and surround. Single glazed window to rear, modern electric heater.

### Bathroom

Fitted with a modern matching 3 piece white suite comprising of: Panelled bath with electric shower, low level WC and pedestal wash hand basin. Single glazed window to side, chromed ladder style electric radiator. Airing cupboard housing the hot water cylinder.

### Outside

To the front of the property is a low maintenance patio garden. To the rear of the property is a small concreted patio with steps leading up to the remainder of the terraced garden and under steps storage. The top of the garden is mainly paved for ease of maintenance.

### Address

Ellacombe Road, Torquay, TQ1 3AT

### Tenure

FREEHOLD

### Council Tax Band

B

### Contact Details

117 Union Street  
Torquay  
TQ1 3DW

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

enquiries@taylorsestates.co.uk  
01803 201904



2 BEDS, 1 BATH, 2 FLOORS  
Measurements are approximate. Call to view. Pictures are for guidance only.  
© 2018 Taylor's Estate Agents

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.