



Perinville Road, Torquay, TQ1 3PB

Asking Price Of £295,000

Situated in the popular area of Babbacombe is this modern terraced house within close proximity to local shops, restaurants and transport links. With the Babbacombe Downs, Cary Park and Anesty's cove all on the doorstep, this properties location has lots to explore and sits within the centre gem of Torquay. The spacious, well presented accommodation comprises three bedrooms, lounge / diner, kitchen, bathroom and cloakroom. The property has a garage and off road parking at the rear of the property. The property also benefits from well cared for front and rear gardens. A viewing is highly recommended for this property to take in the beautiful presentation and space this property can offer.

- THREE BEDROOMS
- TERRACED HOUSE
- OFF ROAD PARKING AND GARAGE
- FRONT AND REAR GARDENS
- BABBACOMBE LOCATION
- WELL PRESENTED

Entrance Hallway

Double glazed door to front entrance with frosted window panel opening into a bright and welcoming hallway. Ocean wood effect hard flooring along with a carpeted staircase leading to the first floor. Radiator. Storage cupboard under the stairs housing the gas and electric meters along with the consumer unit and handy storage space. Doors to:-

Downstairs WC

Fitted with a two piece white suite comprising a hand wash basin and push button WC wood effect hard flooring matching the hallway. Frosted double glazed window to the front aspect.

Lounge Diner - 3.4m x 7.75m (11'1" x 25'5")

A bright and spacious dual aspect lounge / diner with a floor to ceiling double glazed window to the front aspect overlooking the front garden and a double glazed sliding patio door to the rear aspect opening into the rear garden. Modern wood effect hard flooring throughout the living space. Ample space for lounge furniture and a good size family dining table. Two radiators and ceiling coving. Opening to:-

Kitchen - 1.97m x 3.03m (6'5" x 9'11")

Fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Modern square edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Stylish tiled splash backs. Fitted Neff electric oven and fitted gas Neff hob with fitted cooker hood above. Fitted, integral Neff fridge / freezer and an integral washing machine. Double glazed window to the rear aspect enjoying a view over the rear garden. Wood effect hard flooring matching the lounge/ diner area and fitted ceiling down lights. Under counter lights.

First Floor Landing

Carpeted flooring. Storage cupboard housing the gas combination boiler with storage space below. Doors to:-

Bedroom One - 3.44m x 3.25m (11'3" x 10'7")

A bright and spacious double bedroom with a double glazed to the rear aspect overlooking the charming rear garden. Carpeted flooring. Ample space for wardrobes and drawers. Radiator.

Bedroom Two - 3.44m x 4.2m (11'3" x 13'9")

A bright and generous size double bedroom with a double glazed window to the front entrance enjoying fabulous distant countryside views over Babbacombe downs. Carpeted flooring and radiator. Access hatch to loft space.

Bedroom Three - 1.93m x 2.31m (6'3" x 7'6")

A fair size, versatile bedroom currently arranged as a home office. Double glazed window to the front aspect enjoying distant countryside views over Babbacombe downs. Carpeted flooring and radiator. Built hanging storage space over the top of the stairs space.

Bathroom

A well preserved, modern bathroom fitted with a matching three piece white white suite comprising a hand wash basin with mixer tap and storage cupboard below, push button WC with built in system matching and a panel fronted bath with mains rainfall style shower above. Stylish tiled walls around the bath and matching tile splash back behind the hand wash basin. Chrome heated towel radiator. Stylish vinyl hard flooring and fitted LED ceiling down lights. Frosted double glazed window to the rear aspect.

Outside

To the front of the property is are steps leading to the front door along with a well maintained front garden laid mostly to lawn and a feature palm tree. At the rear of the property is a beautifully landscaped terraced garden. The first section of the rear garden is a wonderful sunny patio area. There are steps leading up to the rest of the well presented rear garden which is made up of a sunny patio area laid to paving with ample space for a good size outside dining set following onto a level turfed area. To the sides of the garden are borders laid to stone Chippings with space for potted plants. There is a secure wooden gate at the rear of the garden that leads down a path to the off road parking and garage. Outdoor light and outdoor tap.

Garage

At the rear of the property accessed via a private road is an off road parking space in front off he garage. The garage has a modern up and over style door opening into a great storage space.

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

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Tenure

FREEHOLD

Council Tax Band

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