



Carlton Road, Torquay, TQ1 1LZ

Asking Price Of £375,000

Conveniently located on the outskirts of Torquay and within close proximity to local shops, schools and transport links is this spacious double fronted end of terrace House. The versatile and beautifully presented accommodation is arranged over three levels with the ground floor comprising a spacious lounge, dining room, kitchen and utility room. On the first floor are four good sized bedrooms and the family bathroom. This property also has a lower ground floor which can be accessed via a staircase within the property or by a separate rear entrance which has currently been arranged as an area for secondary accommodation. The lower ground floor briefly comprises a kitchen, lounge, cloakroom, bathroom and bedroom area. This property benefits from front and rear gardens and there is potential for off road parking within the rear garden area. If you are looking for a home for a large family or some extra space then this could be the property for you!

- CONVENIENT LOCATION
- WELL PRESENTED
- FRONT AND REAR GARDENS
- SECONDARY ACCOMODATION
- 4/5 BEDROOMS
- 2/3 RECEPTION ROOMS
- END OF TERRACED HOUSE

## PORCH

Double glazed front door. Tiled flooring. Glazed door to:-  
HALLWAY Carpeted stairs to first and ground floor. Central heating radiator.  
Dado rail. Doors to:-

## LOUNGE 14' 9" x 11' 9" (4.5m x 3.6m Into bay)

Double glazed bay window to front and double glazed window to rear aspect.  
Period style decorative fireplace with inset living flame coal effect gas fire.  
Dado rail. TV point. Central heating radiator. TV and telephone points. Fitted storage cabinets.

## DINING ROOM (3.3m x 2.1)

A bright and airy dining room with double glazed window for plenty of natural light. Period style ceiling coving and dado rails. Central heating radiator.  
Carpeted flooring.

## KITCHEN 10' 5" x 9' 10" (3.2m x 3.0m Irregular shape)

Fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge work surfaces with an inset one and a half bowl stainless steel sink unit with mixer tap. Splash backs matching the style of the work surfaces. Space for an electric or gas cooker with a fitted cooker hood above. Space for a fridge / freezer. Double glazed window to the rear aspect. Tiled flooring and fitted ceiling down lights. opening to:-

UTILITY ROOM Double glazed UPVC conservatory with double glazed windows to the side and rear aspects. Double glazed door to the front aspect providing access the side garden and front entrance. Rolled edge work surface with under counter storage draws. Space and plumbing for a washing machine along with space for a tumble dryer or fridge perhaps. Radiator. Tiled flooring.

FIRST FLOOR LANDING Accessed by stairs from the entrance hall the first floor landing offers access hatch to loft space, radiator & a double glazed door which leads onto the flat roof. Also featuring a decorative dado rail and carpeted flooring.

## BEDROOM 1 12.17ft x 11.92ft (3.6m x 3.5m)

A bright and airy double bedroom with a front facing double glazed window. This bedroom is fully carpeted with a decorative picture rail. Ample space for bedroom furniture. Radiator.

## BEDROOM 2 11.42ft x 9.08ft (3.4m x 2.7)

A generous and bright double bedroom with a rear facing double glazed window enjoying distant countryside views. Radiator. This bedroom is fully carpeted with a decorative picture rail.

## BEDROOM 3 13.42ft x 8.92ft (4.0m x 2.7)

A fair sized double bedroom with a front facing double glazed window and a radiator. This bedroom is fully carpeted with a decorative picture rail.

## BEDROOM 4 9.67ft x 6.58ft (2.9m x 1.9m)

Featuring a front facing double glazed window and a radiator. This bedroom is fully carpeted with a decorative picture rail.

## BATHROOM

Fitted with a matching four piece white suite comprising a hand wash basin with mixer tap and storage cupboard below, WC with built in system, be day and a panel fronted bath with mains shower above. Fully tiled walls and a tiled flooring. two frosted double glazed windows to the rear aspect. Airing cupboard providing shelved storage space. Fitted ceiling down lights and radiator.

## LOWER GROUND FLOOR:

With a double glazed door for access externally and internal access to ground floor hallway. The lower ground floor has a great amount of versatility and is currently arranged secondary accommodation in the layout that follows:

## KITCHEN / DINER

This Kitchenette provides work surfaces, a cooker space, stainless steel sink drainer, heated towel rail & wall & base cupboards. Also featuring wood effect flooring and a rear facing double glazed window. Ample space for good sized dining table. Opening to:

## LIVING ROOM 13.92ft x 11.83ft (4.1m x 3.5m)

This fully carpeted room comes complete with a radiator, storage cupboard & a door leading to room 2.

## ROOM 2 / BEDROOM AREA 12.33ft x 11.83ft (3.7m x 3.5m)

This fully carpeted room features a radiator & storage cupboard.

## BATHROOM

This bathroom comes complete with a two piece suit including wash hand basin and a bath/ shower. With fully tiled walls and flooring this bathroom also provides an extractor fan and an airing cupboard.

## WC

Fitted with a white wc and partly tiled walls. Frosted double glazed window to rear aspect. Wood effect flooring.

## OUTSIDE

This property benefits from front, side and rear garden space. The front garden is laid mostly paving with borders for planting there is also a beautifully period style tiled pathway leading to the front entrance door. To the side of the property is a well presented, sunny block paved patio area with a raised section laid currently to artificial lawn for a low maintenance finish. There are steps leading down to a further patio area at the rear of the property laid mostly to concrete with a stone filled border. The back courtyard area has the potential to create an off road parking space for one car. Within the rear garden there is access to a brick built storage area under the property providing handy storage space for garden tools and garden furniture.

*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

Carlton Road, Torquay, TQ1 1LZ

## Tenure

FREEHOLD

## Council Tax Band

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## Contact Details

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