



Swedwell Road, Torquay, TQ2 8QN

Asking Price Of £259,950

Here is a superb three bedroom mid terrace house which will make the perfect family or first time buyer home. The property is conveniently located within a quiet cul de sac location on the outskirts of Torquay and within close proximity to local shops, schools and transport links. St. Marychurch shops are also just a short driveway plus there are delightful country walks through Brunel Woods on the properties doorstep. The well presented accommodation comprises a spacious kitchen / diner, lounge, three good size bedrooms and a family shower room. The property also benefits from a garage within a block at the rear of the property along with well cared for front and rear gardens. Viewing highly recommended!

- MID TERRACED HOUSE
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- GARAGE
- WELL PRESENTED
- POPULAR LOCATION

Entrance porch

Double glazed composite front entrance door with stain glass effect window panel. Double glazed frosted window to the front aspect and a double glazed window to the side aspect. Space and plumbing for a washing machine and tumble dryer. Gas boiler. Cupboard housing the consumer. Carpeted flooring. Glazed internal door leading into:-

Kitchen/Diner - 5.21m x 2.82m (17'1" x 9'3")

A spacious dining area with ample space for a good size family dining table. The kitchen is fitted with a modern, matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Modern metro tile style splash backs. Integral fridge and an integrated freezer. Space for an electric or gas cooker with a concealed fitted cooker hood above. Two built in storage cupboard one of which houses the hot water cylinder along with handy storage space and the other housing the gas meter with more storage. Fitted LED ceiling down lights and ceiling coving. Wood effect hard flooring. Double glazed window to the front aspect overlooking the front garden. Radiator. Carpeted stairs leading to the first floor. Door to:-

Lounge - 5.22m x 3.46m (17'1" x 11'4")

A bright and airy living space with a double glazed sliding patio door leading out to the rear garden. Charming gas fireplace with a marble effect hearth and matching mantle piece. Ceiling coving and carpeted flooring. Radiator. Please note that the gas fire is currently capped off and is used a feature.

First floor landing

Carpeted flooring. Access hatch to loft space. Radiator. Doors to:-

Bedroom 1 - 4m x 3.46m (13'1" x 11'4")

A bright double bedroom with a double glazed window to the rear aspect enjoying distant sea peeps and superb views over the surrounding area. Built in wardrobe providing hanging and shelved storage space. Ceiling coving and carpeted flooring. Radiator.

Bedroom 2 - 3.4m x 2.81m (11'1" x 9'2")

A great size double bedroom with a double glazed window to the front aspect overlooking the front garden. Built in cupboards providing handy shelved storage space. Carpeted flooring and ceiling coving. Radiator.

Bedroom 3 - 2.43m x 1.96m (7'11" x 6'5")

A versatile room currently arranged as a home office but would create the perfect third bedroom. Ceiling coving and carpeted flooring. Double glazed window to the rear aspect enjoying stunning distant countryside views and sea peeps. Radiator.

Bathroom

Fitted with a three piece matching white suite comprising a vanity unit with a built in hand wash basin with mixer tap and a storage cupboard below along with a push button WC with hidden system. There is also a walk in double shower unit with mains rainfall style shower above. Stylish marble effect UPVC panels around the shower unit providing a modern and easy clean finish along with the remaining walls all tiled. Fitted ceiling LED downlighting and tiled flooring. Chrome heated towel radiator. Frosted double glazed window to the front aspect.

Garage

Up and over style garage door opening into a good size garage providing great storage space.

Outside

To the front of the property is a low maintenance terraced garden arranged as two levels and steps leading down to the front door. The two terraces are laid to paving and stone chippings with space for planted pots. At the rear of the property is a beautifully presented terraced garden. The first section is a paved patio area which leads onto a lovely sun patio and seating area laid to composite decking and a glass balustrade. Following on from the seating area are a couple of composite decking steps leading down to a further decked seating area with space for planted pots perhaps or a storage shed. There is then a slope composite decked ramp leading down to a secure wooden back gate. Within the garden there is also a brick built storage cupboard.

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

SWEDWELL ROAD, TORQUAY, TQ2 8QN

Tenure

FREEHOLD

Council Tax Band

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Contact Details

117 Union Street
Torquay
TQ1 3DW

www.taylorsestates.co.uk

enquiries@taylorsestates.co.uk
01803 201904