



## Sutton Close, Torquay, TQ2 8LL

Asking Price Of £295,000

Situated in a quiet cul de sac on the outskirts of Torquay and within close proximity to local shops, schools and transport links is this beautifully presented three bedroom semi detached house with stunning sea views and views over Torquay. The property is within a short drive from the shops in Barton or St. Marychurch plus there are delightful country walks through Brunel Woods just down the road. The well presented accommodation comprises a spacious lounge, kitchen / diner, three bedrooms and a family bathroom. The property has off road parking for 2 - 3 cars and an integral garage. The property also benefits from a great size rear garden. We highly recommend a viewing for this property to take in the stunning views and space this property offers.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GARAGE AND OFF ROAD PARKING
- REAR GARDEN
- CUL DE SAC LOCATION
- SEA VIEWS

### Entrance Porch

Double glazed UPVC door to the front entrance with frosted double glazed panels. Frosted double glazed window to the front aspect along with a double sliding patio door to the rear aspect providing access to the rear garden. Wood effect hard flooring. Interior glazed door opening into:-

### Kitchen/Diner - 5.17m x 2.83m (16'11" x 9'3")

Fitted with a modern matching range of floor mounted units comprising cupboards and drawers. Stylish wood effect square edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Modern tiled splash backs with a brick effect feature wall adding a cottage style kitchen charm. Built in electric oven and built in electric hob. Spaces for a washing machine and fridge / freezer. Two storage cupboards under the stairs one of which has power and lighting, both providing handy storage space. Ample space for a good size family dining table. Radiator. Two double glazed windows to the rear aspect with views over the rear garden. Ceiling coving and wood effect hard flooring. Stairs leading to the first floor. Door to:-

### Lounge - 5.18m x 3.49m (16'11" x 11'5")

A bright and spacious living space with a double glazed window to the front aspect enjoying stunning sea views along with amazing distant views over Torquay. Ceiling coving and carpeted flooring. Ample space for a good size sofa set along with other lounge furniture. Radiator.

### First Floor Landing

A good size landing area with carpeted flooring and ceiling coving. Access hatch to loft space. Radiator. Doors to:-

### Bedroom One - 3.26m x 3m (10'8" x 9'10")

A bright and airy double bedroom with a double glazed window to the front aspect enjoying superb sea views along with stunning views over the rest of Torquay. Ceiling Coving and carpeted flooring. Radiator. Built in wardrobe with sliding doors providing hanging and shelved storage space.

### Bedroom Two - 3.27m x 2.86m (10'8" x 9'4")

A bright and airy double bedroom with a double glazed window to the rear aspect enjoying views over the rear garden. Built in wardrobes with a mixture of hanging and shelved storage space. Ceiling coving and carpeted flooring. Radiator.

### Bedroom Three - 2.52m x 2.12m (8'3" x 6'11")

A good size bedroom with a double glazed window to the front aspect enjoying stunning sea views and distant countryside views. Ceiling coving and carpeted flooring. Radiator.

### Bathroom

Fitted with a modern, matching three piece white suite comprising a vanity unit with a hand wash basin with matching mixer tap and storage cupboard below, push button WC and a panel fronted bath with mains shower above. Stylish, easy clean UPVC panelling on walls around the bath along with fully tiled remaining walls. Tiled effect hard flooring. Radiator. Double glazed frosted window to the rear aspect.

### Garage

Up and over style door opening into a great size garage with lots of storage space. The garage has power, lighting and plumbing. Consumer unit and gas meter. Gas combination boiler. There is a work surface with one and a half bowl sink unit at the rear of the garage as well which could be turned into a utility space perhaps.

### Outside

To the front of the property is a driveway for two cars off road in front of the garage along with steps up to the front entrance to the property through the terraced front garden. The front garden is laid mostly to gravel with mature planted shrubbery and flowers. To the rear of the property is a well maintained terraced garden. The first terrace is a concrete sun patio with steps up through a rockery area with gravelled and planted borders leading up to the second terrace. The second layer provides a lovely turfed area with sunken stepping stones to a paved sun patio. At the rear of the property is a further turfed area with borders planted up with mature shrubbery. There is a secure wooden side gate to the front aspect.

*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

Sutton Close, Torquay, TQ2 8LL

## Tenure

FREEHOLD

## Council Tax Band

C

## Contact Details

117 Union Street  
Torquay  
TQ1 3DW

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

enquiries@taylorsestates.co.uk  
01803 201904