



## Locksley Close, Torquay, TQ1 3HQ

Offers Over £345,000

Situated in a quiet cul de sac location and within close proximity to local shops, schools and transport links is this spacious three bedroom semi detached dormer bungalow. The shops of Plainmore are just a short walk away as it the top of Torquay town centre. St. Marychurch is also only a short drive away. The accommodation is configured over two floors with the ground floor comprising a homely lounge, dining area, kitchen, double bedroom and family bathroom. On the first floor are two further double bedrooms both enjoying distant views over Torquay and the surrounding countryside. The property has a driveway providing off road parking for 2 - 3 cars in tandem along with a detached garage. The property also benefits form from and rear gardens. A viewing is highly recommended to get an idea of the layout and quiet location.

- THREE BEDROOMS
- SEMI DORMER BUNGALOW
- GARAGE + OFF ROAD PARKING
- CUL DE SAC LOCATION
- FRONT AND REAR GARDENS
- CONVENIENT LOCATION



**Entrance Hallway** - 3.49m x 3.35m (11'5" x 10'11")

Wooden barn style door to front entrance opening into a welcoming entrance hallway with wood effect hard flooring. Single glazed frosted window to side aspect next to the entrance door. Wooden stairs leading to the first floor. Cupboard under the stairs housing the gas boiler and consumer unit with handy storage space. Radiator. Doors to other ground floor room along with a large opening to:-

**Lounge** - 5.46m x 3.93m (17'10" x 12'10")

A bright a spacious living space with double glazed sliding patio doors to the front aspect opening into the front garden. Charming, modern take on a fireplace with a revealed brick chimney breast and stylish wooden mantle. Two radiators. Wooden effect hard flooring matching the entrance hallway. Opening to:-

**Dining Room** - 4.27m x 2.37m (14'0" x 7'9")

A spacious dining area with ample space for a good size family dining table. Double glazed sliding patio doors to the rear aspect opening into the rear garden. Radiator. Wood effect hard flooring matching the lounge. Opening to:-

**Kitchen** - 3.01m x 2.8m (9'10" x 9'2")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one bowl sink unit with mixer tap. Stylish tiled splash backs. Space for an electric cooker. There are also space for a fridge, washing machine and a freezer. Tiled flooring with under floor heating. Double glazed window to the rear aspect enjoying a view of the rear garden.

**Bedroom One** - 4.16m x 3.35m (13'7" x 10'11")

A bright and airy dual aspect double bedroom with a double glazed window to the side aspect and a double glazed door with a double glazed window to the front aspect. Ceiling coving and a painted, revealed wood floorboards. Radiator.

**Bathroom**

Fitted with a modern, matching white suite comprising a rounded hand wash basin with mixer tap on a table style design, push button WC and a free standing bath. There is also a modern tiled shower unit with mains rainfall style shower above. Chrome heated towel radiator. Built in cupboard providing handy shelved storage space. Frosted double glazed window to the side aspect. Extractor. Wood effect hard flooring.

**First Floor Landing**

A light open landing area with a single glazed window to the side aspect. Revealed wooden floor boards as flooring. Door opening into a handy storage cupboard. Doors to:-

**Bedroom Two** - 3.95m x 3.67m (12'11" x 12'0")

Another bright and airy dual aspect double bedroom with a double glazed roof light window to the rear aspect and double glazed window to the front aspect enjoying distant views over Torquay and the surrounding countryside. Revealed and painted wooden floor boards. Radiator and extractor.

**Bedroom Three** - 3.38m x 3.32m (11'1" x 10'10")

A great size double bedroom with a double glazed window to the front aspect enjoying distant countryside views. Carpeted flooring. Radiator.

**Outside**

To the front of the property is a driveway for 2 - 3 cars off road in tandem and access to the garage. There is also a level front garden laid mostly to lawn with borders planted with a range of mature shrubbery. At the rear of the property is a private level garden with a concrete patio area to start leading onto a great size area laid to lawn with some mature trees. At the side of the garden are borders planted with a range of mature shrubbery. There is side access to leading to the front aspect.

**Garage**

Detached garage with and up and over style door opening into a great storage space. The garage has lighting and power connections along with two double glazed windows to the side aspect.

## Address

Locksley Close, Torquay, TQ1 3HQ

## 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

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.