



## Wrights Lane, Torquay, TQ1 4HN

Asking Price Of £218,000

Conveniently located on the outskirts of the town centre and within close proximity to local shops, schools and transport links is this great size three bedroom end of terrace house. The accommodation comprises a spacious lounge, dining room, kitchen, three bedrooms and a family bathroom. The property also benefits from terraced front and rear gardens. This property would create the perfect family home with a little renovation work and is offered for sale with no onward chain!

- END OF TERRACE HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- FRONT AND REAR GARDENS
- CONVENIENT LOCATION
- CHAIN FREE

### Entrance Hallway

Double glazed door with frosted window panels and two frosted double glazed windows either side of the door to the front entrance. Newly fitted carpeted flooring and a carpeted staircase leading to the first floor. Cupboard under the stairs housing the consumer unit and providing handy storage space. Dado rails and ceilings coving. Radiator. Doors to:-

### Dining Room - 3.52m x 3.3m (11'6" x 10'9")

A spacious dining area providing ample space for a good size family dining table. Newly fitted carpeted flooring. Ceiling coving and dado rails. Double glazed window to the rear aspect. Built in storage cupboard providing handy shelved storage space. Radiator. Opening to:-

### Lounge - 3.8m x 3.51m (12'5" x 11'6")

A bright and airy living space with a double glazed bay window to the front aspect with a view of the front garden. Two radiators. Dado rails and ceiling coving. Newly fitted carpeted flooring.

### Kitchen - 3.1m x 3.09m (10'2" x 10'1")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Double glazed windows to the side and rear aspects along with a double glazed door leading out into the rear garden. Tiled effect vinyl hard flooring and radiator.

### First Floor Landing

A light and bright landing area with newly fitted carpeted flooring and a double glazed frosted window to the side aspect. Dado rails and ceiling coving. Mostly period style painted doors to:-

### Bedroom One - 4.03m x 3.18m (13'2" x 10'5")

A bright and airy double bedroom with a double glazed bay window to the front aspect with an open outlook. Newly fitted carpeted flooring and ceiling coving. Radiator.

### Bedroom Two - 3.54m x 3.16m (11'7" x 10'4")

A generous sized double bedroom with a double glazed window to the rear aspect overlooking the rear garden. Ceiling coving and newly fitted carpeted flooring. Built in wardrobe and shelving providing handy storage space. Radiator.

### Bedroom Three - 2.34m x 1.99m (7'8" x 6'6")

A bright and airy bedroom with a double glazed window to the front aspect. Ceiling coving and newly fitted carpeted flooring. Radiator.

### Bathroom

Fitted with a matching three piece white suite comprising a pedestal hand wash basin, push button WC and a panel fronted bath with mains shower above. Partly tiled walls and a tiled effect vinyl hard flooring. Access hatch to loft space and extractor. Radiator. Frosted double glazed window to the rear aspect.

### Outside

To the front of the property there is a terraced front garden comprising a turfed area and paved patio area along with a border That could be planted up. There are steps and a pathway leading to the front entrance door and a second wooden side gate providing access to the rear garden. To the rear of the property is a lovely terraced garden. The first area is a sun patio laid to concrete with steps leading up to three turfed areas. Within the garden from the sun patio are two brick built storage sheds one of which houses the gas combination boiler and the other provides space for a washing machine. There is a little wooden gate providing rear access. Outdoor tap.

## Address

Wrights Lane, Torquay, TQ1 4HN

## Tenure

FREEHOLD

## Council Tax Band

B

## Contact Details

117 Union Street  
Torquay  
TQ1 3DW

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

[enquiries@taylorsestates.co.uk](mailto: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.