



## East Pafford Avenue, Torquay, TQ2 8DB

Here is a chance to purchase a spacious three bedroom semi detached house which will make an ideal first time purchase or also be a superb buy to let proposition. The property has recently been refreshed decor wise throughout and is presented in clean and tidy order with double glazing and central heating. To the ground floor is a lounge/diner with kitchen and utility area plus bathroom whilst upstairs are three double bedrooms. To the front there is a small lawn garden area with parking for two cars and side access leading to a good sized level enclosed rear garden enjoying a sunny position and being mainly lawn with patio and timber store shed. Now being offered with no onward chain and strongly recommended.

## Offers Over £215,000

- SEMI DETACHED HOUSE
- 3 BEDROOMS
- GARDEN
- PARKING
- NO CHAIN!

### Hallway

Double glazed front door. Radiator. Double glazed window. Useful under stairs cupboard. Dado rail.

### Lounge Diner - 5.2m x 3.6m (17'0" x 11'9")

A good sized bright and sunny room having a double glazed bay window to the front aspect. Decorative fireplace. Radiator. TV point. Picture rail. Door to;

### Kitchen - 3.6m x 2m (11'9" x 6'6")

Fitted with a range of wood effect wall and base units with granite effect work surfaces over plus inset stainless steel gas hob and concealed cooker hood. Built-in electric oven/grill. Stainless steel sink unit. Part tiled walls. Double glazed window and door to rear garden. Radiator. Utility area with plumbing for washing machine and Ideal gas boiler. Double glazed window.

### Bathroom

Fitted with a white suite comprising bath with Mira electric shower and glass splash screen over. Vanity unit with inset wash hand basin and mix tap. Close couple WC with dual flush. Tiled walls. Ladder radiator. Double glazed window.

Stairs to 1st floor landing with access to loft.

### Bedroom One - 4.6m x 3m (15'1" x 9'10")

A good size double bedroom with double glazed window to the front, radiator. Built-in wardrobe.

### Bedroom Two - 3.5m x 3m (11'5" x 9'10")

Another double bedroom with double glazed window to the rear aspect and radiator.

### Bedroom Three - 2.5m x 2.4m (8'2" x 7'10")

A smaller double bedroom with radiator and double glazed window to the rear.

### Outside

Small lawn front garden area with footpath and side gate leading to the rear garden.

### Parking

Space for two vehicles off road. Further parking could be added by removing the lawn area subject to any consents.

### Outside

To the rear is a level and enclosed lawn garden being of a good size and having a patio area to one end with timber store shed and lean to block built store . Gate leading through to the front garden.

## Address

East Pafford Avenue, Torquay, TQ2 8DB

## Tenure

FREEHOLD

## Council Tax Band

B

## Contact Details

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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.