



## Rowley Road, Torquay, TQ1 4PX

Situated on a cul de sac within the popular area of St. Marychurch is this charming three bedroom semi detached house. The property is conveniently located to be within close proximity to local schools, transport links and shops. The property is within walking distance of St. Marychurch Precinct with a range of independent shops and cafe's and only a short stroll away from Babbacombe Downs where you can enjoy beautiful walks of the south west coast path. The beautifully presented, spacious accommodation is arranged over two floors with the ground floor comprising a homely lounge, dining room, kitchen / breakfast room and downstairs WC. On the first floor is the family bathroom and three great size bedrooms of which the master bedroom is accompanied by an en suite. There is plenty of on road parking for this property. The property also benefits from a well maintained rear garden. A viewing is highly recommended for this property!

## Asking Price Of £350,000

- POPULAR LOCATION
- REAR GARDEN
- KITCHEN / BREAKFAST ROOM
- TWO RECEPTIONS
- 3 – 4 BEDROOMS
- SEMI DETACHED HOUSE

Entrance Porch

Double glazed door with frosted window panels and double glazed window above to the front aspect. Traditional tiled flooring and dado rails. Cupboards housing the electric meter and consumer unit. Glazed wooden door opening into:-

Entrance Hallway

A welcoming, spacious entrance hallway with wood flooring and a carpeted staircase leading to the first floor. Radiator. Doors to:-

Lounge - 4.05m x 3.8m (13'3" x 12'5")

A bright and airy lounge with two double glazed windows to the front aspect. Charming period style gas fireplace with a black marble effect hearth and a wooden mantelpiece. Please note the gas fire is currently capped off. Ceiling coving and carpeted flooring. Radiator.

Dining Room - 3.64m x 3.22m (11'11" x 10'6")

A spacious dining room that provides ample space for a family dining room but could also create a secondary lounge or bedroom if required. Double glazed window to the Rear aspect. Carpeted flooring and radiator.

Kitchen/Breakfast Room - 5.23m x 3.57m (17'1" x 11'8")

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. Characterful tiled splash backs. Gas range cooker with fitted cooker hood above. Integrated fridge and integrated freezer. Dishwasher and space for another fridge/ freezer. Gas combination boiler. Radiator. Ample space for a family dining table. Wood hard flooring matching then entrance hallway. This is a bright room with a double glazed window to the side aspect along with a double glazed sliding patio door to the rear aspect opening out into the rear garden.

Downstairs WC

Fitted with a two piece white suite comprising a WC and a vanity unit with storage cupboard below. Partly tiled walls and a wooden hard flooring matching the hallway.

Outdoor Utility And Storage Cupboard

Within the rear garden is a brick building providing a utility cupboard with space and plumbing for a washing machine with lighting and tiled walls. There is also a glazed, frosted window to the side aspect. Next to the utility in the same brick structure is a handy storage cupboard with lighting providing the perfect place to store your garden tools and equipment.

First Floor Landing

A space landing area with carpeted flooring. Double glazed window to the rear aspect. Access hatch to loft space. Doors to:-

Bedroom One - 5.32m x 3.95m (17'5" x 12'11")

A bright and airy bedroom with two double glazed windows to the front aspect. Charming period style fireplace with a painted wooden mantelpiece. Picture rails and carpeted flooring. Radiator. TV point. Door to:-

Ensuite

Fitted with a matching three piece white suite comprising a pedestal hand wash basin, push button WC and a fully tiled shower unit with electric shower above. Partly tiled walls matching the shower unit and picture rails. Double glazed frosted window to the front aspect. Radiator and vinyl hard flooring. Extractor.

Bedroom Two - 3.68m x 3.27m (12'0" x 10'8")

A generous double bedroom with a double glazed window to the rear aspect. Charming, tiled period fireplace with a painted wooden mantelpiece. Carpeted flooring and radiator.

Bedroom Three

A great, versatile room that creates a good sized third bedroom or perhaps a home office. Double glazed window to the rear aspect with a view of the rear garden. Carpeted flooring. Radiator and TV point.

Bathroom

Fitted with a matching white suite comprising a pedestal hand wash basin, WC and a fully tiled shower unit with mains shower above. There is also a beautiful free standing bath. Partly tiled walls matching the shower unit tiling. Heated towel radiator. Two frosted double glazed window to the side aspect. Vinyl hard flooring. Access hatch to loft space along with fitted ceiling downlighting and lights.

Outside

To the rear of the property is a low maintenance terraced garden arranged over two levels. Both terraces provide paved sun patios creating places for seating, outdoor dining and enjoying the sun. From the sides of the sun patios are raised borders planted with an array of mature shrubbery and laid with gravel for a low maintenance finish. There is a paved and gravelled path leading to the side of the property and to a secure wooden side gate providing access to the front. Outdoor tap.

Address

Rowley Road, Torquay, TQ1 4PX

Tenure

FREEHOLD

Council Tax Band

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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.