



Vane Hill Road | Torquay | TQ1 2BT

Asking Price Of £305,000

Situated within a quiet cul de sac towards the the outskirts of Meadfoot is this charming two bedroom mid terraced period cottage. The property is conveniently located within a short walk of Torquay harbour providing easy access to local shops, restaurants, transport links and harbour walks. The property is also only a short drive away from Daddy Hole Plain, Meadfoot beach or the shops at Wellswood village providing opportunities for coastal walks, beach days or a wonder round local shops. The beautifully presented accommodation packed with charm and character is arranged over two floors with the ground floor comprising a lounge / diner, breakfast room, kitchen and downstairs shower room. On the first floor are two double bedrooms with the second bedroom benefiting from an en suite. The property also benefits form well maintained front and rear gardens.

- PERIOD COTTAGE
- TWO DOUBLE BEDROOMS
- FRONT AND REAR GARDENS
- TWO RECEPTIONS
- POPULAR LOCATION
- DOUBLE GLAZED AND GAS CENTRALLY HEATED

Entrance porch.

Composite double glazed door to the front aspect with frosted window panels opening into a carpeted entrance porch. Characterful glazed window to the side aspect. Internal glazed door opening into:-

Lounge/ diner. 6.82m x 5.02m max

A welcoming and spacious living space creating a warm homely feeling. Charming log burner with a traditional slate hearth and a stylish wooden mantle above. Period glazed window to the front aspect enjoying a green outlook along with a view over the front garden. Fitted shelving and storage cupboards either side of the chimney breast providing handy storage space. TV point. Two radiators. Ample space for a good size sofa suite and other lounge furniture along with ample space for a generous sized dining table. Wooden stairs leading to the first floor. Wooden flooring throughout the lounge diner area and ceiling coving. Door to:-

Conservatory / breakfast room. 4.38m x 2.44m max

A light and versatile living space that can create the perfect breakfast room and dining space or perhaps a second reception or hobby room. Double glazed windows to the side and rear aspect and a double glazed glass roof. Double glazed door to the rear aspect opening into the rear garden. Tiled flooring. Wooden work surface with cupboards and shelving fitted below along with space and plumbing for a washing machine. Radiator. Opening to:-

Kitchen. 2.99m x 3.00m max

Fitted with a modern but characterful kitchen in keeping with the style and heritage of the property. There are a range of fitted wall and floor mounted units comprising cupboards and drawers. Solid wooden work surfaces with inset period butler sink. Charming tiled splash backs and under counter lighting. Integrated fridge and freezer. Space for a cooker with a fitted concealed cooker hood above. Built in cupboard providing handy storage space for household cleaning equipment. Tiled flooring matching the breakfast room. Door to:-

Address '

Vane Hill Road, Torquay, TQ1 2BT

Tenure

Freehold

Council Tax Band

C

EPC Rating

D

Contact Details

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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Downstairs shower room.

Fitted with a modern but period style three piece suite comprising a hand wash basin with storage cupboard below, WC with separate cistern and tiled shower unit with mains shower above. Dado rails and a tiled splash backs around the hand wash basin. Fitted ceiling downlighting and a tiled flooring. Radiator. Two double glazed frosted windows to the rear aspect.

First floor landing.

Revealed wooden floor boards. Access hatch to loft space.

Doors to:-

Bedroom 1. 4.70m x 3.26m max

A bright and spacious double bedroom with a double glazed window to the front aspect enjoying distant views over Torquay. Charming period style fire place with a traditional slate hearth. Built in cupboard providing handy shelved storage space. Ceiling coving and revealed, well maintained wooden floor boards. Radiator.

Bedroom 2. 4.30m x 2.38m max

A bright and airy double bedroom with a period style double glazed window to the rear aspect. Well maintained revealed wooden floor boards and ceiling coving. Built in alcove above the stair with fitted shelving. Radiator. Barn style swing doors opening into:-

En suite.

A well Presented three piece suite comprising a characterful hand wash basin with storage cupboards below, a traditional style WC with separate cistern and a modern fully tiled shower unit with electric shower above. Partly panelled walls with painted wood panelling. Chrome heated towel radiator. Revealed wooden floor boards. Frosted double glazed window to the rear aspect.

Outside.

Through the traditional metal gate is a paved pathway leading to the front entrance door. Also to the front of the property is a well maintained front garden laid to paving to create a sun patio and space for potted plants. Around the patio area are borders planted with a range of mature shrubbery and flowers. To the rear of the property is a well cared for rear garden comprising a small stone paved area with a couple of steps up to a level, low maintenance area laid to stone chippings and a circle paved sun patio with space for outdoor seating or an outdoor dining set along with ample space for potted plants. To the side of the rear garden is a raised border planted with mature shrubbery. At the back of the garden is a large timber shed providing handy outdoor storage space but could also create a lovely sun room perhaps. Outdoor tap.

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.