



Carlton Road | Torquay | TQ1 1LZ

Asking Price Of £215,000

A charming two bedroom mid terrace stone fronted house located in a popular and convenient position within reach of both Plainmoor and Babbacombe . The property will benefit from modernisation and updating however does have double glazing and central heating. The traditional layout of a lounge, separate dining room with kitchen, downstairs WC and lean to conservatory whilst upstairs are two double bedrooms and a shower room. There is a delightful rear garden laid mostly to lawn with inset trees and shrubs and whilst there is road parking available it may be possible to create off-road parking within the rear garden subject to the usual consents etc. Now being offered with no onward chain this is an ideal opportunity to purchase your first home or a good investment.

- TERRACED HOUSE
- 2 BEDS
- NEEDS MODERNISING
- OPEN VIEWS
- CHARMING GARDEN
- NO CHAIN

Porch

Double glazed front door. Fuse box and electric metres.
Double glazed inner door.

Hallway

Built-in coat cupboard with storage above. Useful under stairs cupboard. Digital programmer and thermostat for central heating. Radiator.

Lounge - 4.2 m x 3.0 m at widest into bay

A good size lounge with part double glazed bay window overlooking the front aspect enjoying distant open views across Torquay town. Tiled fireplace. TV point. Radiator. Picture rail.

Dining Room - 4.3 m x 3.7 m at widest L shaped room

A good size dining room with tiled fireplace. To be the size of the fireplace built-in store cupboards with shelving. Radiator. Double glazed window. Picture rail. Door leading to the kitchen.

Kitchen - 3.8 m x 2.5 m at widest

The kitchen is fitted with a range of modern grey gloss wall and base units with worksurface over. Inset glass electric hob with matching oven/grill below and stainless steel cooker hood above. BAXI gas boiler. Double glazed window to the rear. Small breakfast bar. Plumbing for washing machine. Radiator. Second double glazed window. Stable style door leading to the lean to conservatory room. Door to;

Downstairs WC

Fitted with a white suite comprising low level WC wash hand basin with vanity unit. Two double glazed windows. Radiator.

Lean To Conservatory - 4.1m x 2m (13'5" x 6'6")

A useful room for storage or utilities having double glazed windows, polycarbonate roof and door to the rear garden. Cold water tap. Radiator.

Stairs From Hallway To

First floor landing. Access to loft space.

Bedroom One - 3.7m x 3.7m (12'1" x 12'1")

A generous double bedroom having a double glazed window enjoying an open outlook across Torquay to countryside beyond. Range of built-in wardrobes. Radiator. TV point.

Bedroom Two - 3.7m x 2.6m (12'1" x 8'6")

Another double bedroom with double glazed window enjoying an outlook over the rear garden. Radiator.

Shower Room

Fitted with a white suite comprising a shower area with Mira mains shower. Vanity unit with inset wash and basin and close couple WC with dual flush. Double glazed window. Ladder style radiator.

Outside

To the front is a crazy paved garden area.
To the rear is a delightful lawn garden with mature trees and shrubs.

Parking

It may be possible to create offer parking within the rear garden, subject to all the usual consents permissions etc. Otherwise there is on road parking.

Address

Carlton Road, Torquay, TQ1 1LZ

Tenure

Freehold

Council Tax Band

B

EPC Rating

TBC

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.