



Grosvenor Avenue | Torquay | TQ2 7JX

Asking Price Of £350,000

Located in one of Torquay's most popular districts is this three bedroom linked detached (connected by lounge area only) house. This family home has well planned accommodation with three good size bedrooms and 2/3 receptions. Although now requiring updating it does have the benefit of double glazing and central heating plus a good garden frontage with driveway to an integral garage and a good sized rear garden enjoying a sunny position. For those needing to be within reach of good grammar and primary schools as well as Torbay Hospital this is the ideal home! Being offered for sale with no onward chain.

- 3 BED HOUSE
- SEMI DETACHED
- DOUBLE GLAZED + CENTRAL HEATING
- REQUIRES UPDATING
- GARDENS
- NO CHAIN

Reception Hallway - 4.1m x 3.7m (13'5" x 12'1")

A large reception area with double glazed front door and windows to either side. This room was previously used as a 4th bedroom and there is ample room here to allow for a office area or alternatively it could be used as a snug/sitting area. Two radiators. TV point. Built in store/cloaks cupboard. Built-in under stairs cupboard housing gas and electric metres. A staircase leads to the first floor.

Landing

Built-in airing cupboard. Access to loft space. Double glazed window.

Lounge - 5.4m x 3.5m (17'8" x 11'5")

A well proportioned room with decorative fireplace within inset coal effect gas fire. Double glazed window enjoying an open outlook. A radiator. TV point. Glazed sliding doors to:

Dining Room - 3.8m x 2.7m (12'5" x 8'10")

Providing ample room for a 4 to 6 seater dining set and having a double glazed bow window overlooking the rear garden. Radiator. Door to:

Kitchen/Breakfast Room - 3.8m x 3.5m (12'5" x 11'5")

Fitted with a range of matching wall and base units with worksurface over. Integrated oven and hob with cooker hood above. Plumbing for washing machine. Space for appliances. Double glazed window and back door to the rear garden. Double glazed side window. Radiator.

Bedroom One - 4.1m x 3.1m (13'5" x 10'2")

A double room having a double glazed window enjoying an open outlook across the locality. Radiator. Built-in wardrobe.

Bedroom Two - 3.2m x 3.1m (10'5" x 10'2")

Another double room having a double glazed window enjoying a similar outlook to bedroom one. Radiator.

Bedroom Three - 3.2m x 2.6m (10'5" x 8'6")

A generous single room with double glazed window and a radiator.

Bathroom

Fitted with a matching suite comprising bath wash basin and WC with part tiled walls and double glazed window. Radiator.

Shower Room/WC

Fitted with a shower cubicle and electric shower fitment, WC and wash hand basin. Part tiled walls. Heated towel rail.

Outside

To the front of the property is a lawn frontage with inset shrubs.

Parking

A driveway for one vehicle leads to:

Garage - 5.2m x 2.4m (17'0" x 7'10")

A single garage with power and lighting. Ideal gas boiler.

To the rear is a lawned garden with a variety of mature inset trees and shrubs with patio area.

Address

Grosvenor Avenue, Torquay, TQ2 7JX

Tenure

Freehold

Council Tax Band

D

EPC Rating

D

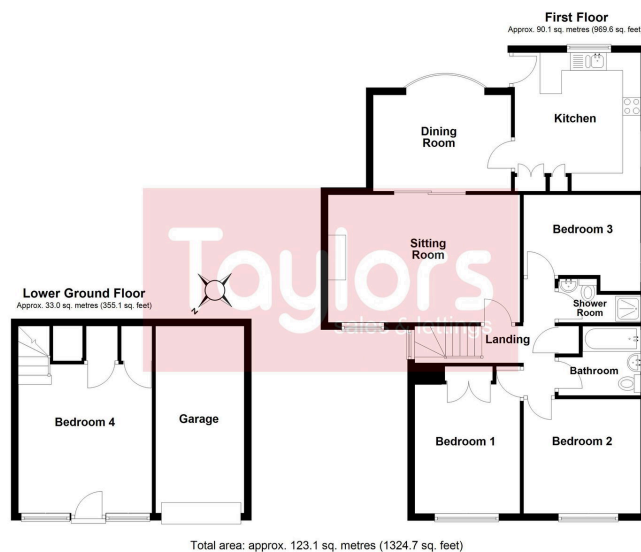
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance 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.