



Salisbury Avenue | Torquay | TQ2 8AX

Asking Price Of £310,000

On the ground level there is an integral garage, a spacious lounge with double doors opening into the kitchen/diner, again, finished to a high standard. Through the kitchen is the utility with a further door to the downstairs WC. A Substantial 4 bedroom detached house. It benefits from having 4 bedrooms upstairs, one of which has an en-suite bathroom and a further family bathroom done to a good standard. Outside there is a beautiful rear garden, front has parking for 2/3 cars. The property is located just a stone's throw away from local schools and is close to local shops, amenities and public transport links. With easy access in and around Torquay this detached house would be an ideal family home!

- CLOSE TO PUBLIC TRANSPORT
- SHOPS AND AMENITIES NEARBY
- CLOSE TO SCHOOLS
- GARDENS
- DRIVEWAY + GARAGE



## Entrance

Stairs leading to first floor, radiator, door to:

## Lounge - 3.07m x 3.96m (10'0" x 12'11")

Double glazed bay window to front, TV point, telephone point, radiator, double doors opening to:

## Kitchen/Diner - 3.35m x 5.18m (10'11" x 16'11")

Double glazed window to rear, radiator. Benefitting from a fitted kitchen with a range of base units and roll edged work surfaces over, one an a half bowl sink and drainer with mixer tap over, four ring gas hob with extractor fan over, tiled surrounds, matching wall cabinets, space for fridge, breakfast bar with space for stools, double glazed doors opening into the rear garden.

## Utility Room - 2.16m x 1.83m (7'1" x 6'0")

Extractor fan, work top with space below for washing machine and dishwasher plus space for fridge / freezer, tiling, wall cabinets, cupboard housing the boiler, radiator, double glazed door to rear.

## Downstairs WC - 0.91m x 1.55m (2'11" x 5'1")

Obscure glazed window. Comprising close coupled WC, wall mounted wash hand basin with tiling, radiator.

## First Floor Landing - 1.52m x 2.77m (4'11" x 9'1")

Smoke detector, loft access, cupboard housing the hot water cylinder with shelving over.

## Bedroom One - 3.35m x 3.35m (10'11" x 10'11")

Double glazed window to front aspect, radiator, TV point, built in double wardrobe with hanging rail/shelf over.

## Ensuite

Obscure glazed window to front. Comprising panelled bath with shower over, pedestal wash hand basin, close coupled WC, part tiled walls, radiator Extractor fan.

## Bedroom Two - 2.44m x 3.05m (8'0" x 10'0")

Double glazed window to front, radiator, built in single wardrobe with hanging rail/shelf over.

## Bedroom Three - 2.44m x 3.05m (8'0" x 10'0")

Double glazed window to rear, radiator, built in single wardrobe with hanging rail/shelf over.

## Bedroom Four - 2.13m x 2.74m (6'11" x 8'11")

Double glazed window to rear aspect, radiator.

## Bathroom/WC - 2.74m x 1.83m (8'11" x 6'0")

Obscure glazed window. Comprising panelled bath with electric shower over, vanity unit with inset wash hand basin, low level concealed WC, radiator, part tiled walls, spotlights, wall mounted heated mirror with LEDs.

## Outside

To the front of the property there is off road parking for 2/3 cars. To the side is a timber gate that provides access to the rear garden.

To the rear of the property is a beautiful rear garden accessed from the double doors opening out from the kitchen/diner. You step out onto a slabbed patio perfect for furniture. Then to the grass lawn that benefits from stepping slabs leading to the back of the garden where you will find a wonderful area to have more outside furniture. To the sides are a mixture of flower beds.

## Address

Salisbury Avenue, Torquay, TQ2 8AX

## Tenure

Freehold

## Council Tax Band

C

## EPC Rating

C

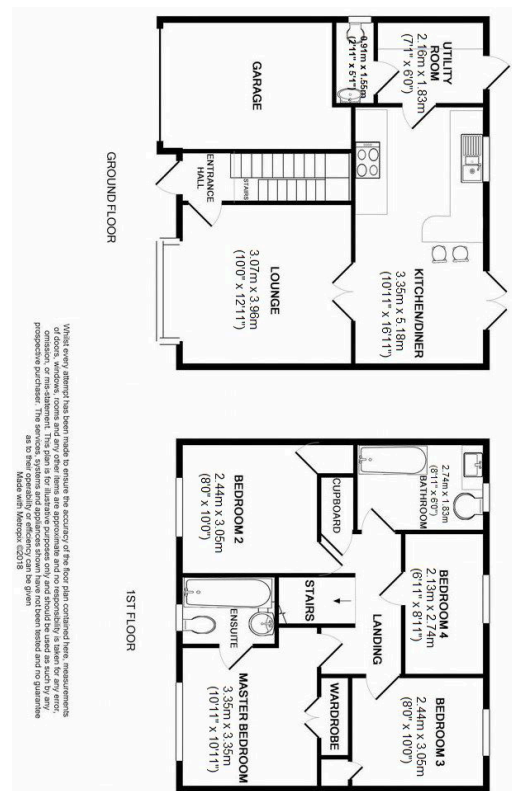
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance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