

Western Road, Torquay TQ14RJ

Guide Price £450,000 to £475,000

Taylor's are delighted to now offer for sale this period 4 bed detached Victorian house with additional 1 bed cottage style accommodation. Built approx. 1860 reputedly as a coach house to a neighbouring Manor House, Tudor Lodge nestled behind high stone walls on the outskirts of St. Marychurch. Retaining many original features and boasting spacious rooms there is a kitchen, reception hallway with log burner, large lounge and dining room plus utility/WC to the ground floor with 4 good sized bedrooms (two en-suites) and family bathroom to the first floor. The cottage annexe will make an ideal rental or home for a dependant relative having a lounge, kitchen, double bedroom and shower room. There are landscaped sunny gardens plus a single garage and small parking bay. No onward chain!

- Period Detached House
- 4 Beds
- 1 Bed Annexe
- Gardens
- Garage
- No Chain



Property Description

Approached via a gated courtyard.

Porch

Original French doors with stained glass windows and pull door bell. Tiled floor. Glazed double doors to reception hall.

Utility/WC

Hoover washing machine and Beko tumble dryer. Cupboard with gas meter. Door to W/C and with low level W/C and wash hand basin. Double glazed window.

Reception Hall - 3.8m x 3.4m (12'5" x 11'1")

A spacious reception area with a cast iron log burner. Tiled floor. Beamed ceilings. Contemporary Radiator. Open to:-

Kitchen - 5.2m x 3.2m (17'0" x 10'5")

A cottage style kitchen fitted with a good range of white panel effect wall and base units with wood block work surface inset ceramic sink unit with spray/mixer tap. Neff dishwasher integrated, Zanussi double oven and grill plus gas hob with cooker hood over. Recess for American style fridge freezer. Tiled flooring. Contemporary Radiator. Double glazed window. Door to outside. Pantry cupboard. Feature stained glass window.

Lounge - 4.5m x 3m (14'9" x 9'10")

A lovely large room with French doors leading out to the rear garden. Large window to side elevation. T.V point. Feature fireplace with decorative surround and inset living flame gas fire. Original glass display cabinet with cupboard below. Radiator. Glazed double doors to:-

Dining Room - 5.2m x 3.8m (17'0" x 12'5")

A large room with ample space for an 8-10 seater table and chairs. Radiator. 3 wall light points from reception hall a dog leg stair case leads to the first floor landing. Window. Beamed ceilings.

Master Bedroom - 4.8m x 3m (15'8" x 9'10")

A large and bright double room with a range of fitted wardrobes along one wall. Double glazed patio doors leading out to a small sun balcony overlooking the garden. Two radiators. Door to:-

Ensuite

A stunning modern suite comprising a large vanity unit topped with black granite with inset wash hand basin, shower cubicle with mains fed shower unit, low level wc and bidet. Beautifully tiled walls and floor with original "A" frame beamed ceilings. Large mirror over vanity unit. Glazed door with window over to decorative balcony. Two ladder radiator.

Bedroom Two - 3.8m x 2.7m (12'5" x 8'10")

Another large double bedroom with original decorative fireplace. Built in wardrobe/airing cupboard housing ideal gas boiler. Feature arch window. Radiator. Beamed ceilings. Wall light points.

Bedroom Three - 3.6m x 2.2m (11'9" x 7'2")

A lovely smaller double or generous single room which has patio doors leading out onto the garden. Stained glass window.

Bathroom

Fitted with a white suite having a panelled bath with shower attachment, shower cubicle with shower fillet and low level wc. Two double glazed windows. Radiator. Tiled floor.

Cottage Annexe

Accessed from the main courtyard.

Kitchen - 2.1m x 4.9m (6'10" x 16'0")

Fitted with a modern white range of units with built in electric hob and oven/grill. Appliance space. Radiator. Window and front door to courtyard.

Lounge - 4.5m x 3m (14'9" x 9'10")

Glazed door to courtyard. Radiator. T.V point. Doors to:-

Bedroom Three - 3.9m x 2.3m (12'9" x 7'6")

A good double rom with radiator and window.

Shower Room

A white suite with shower cubicle and electric shower. Tiled floor. Vanity unit with wash hand basin. Low level wc. Acrylic wall panelling. Radiator.

Workshop - 4.7m x 1.7m (15'5" x 5'6")

A useful store or garden room having two double glazed windows. Power and lighting. Cold water tap.

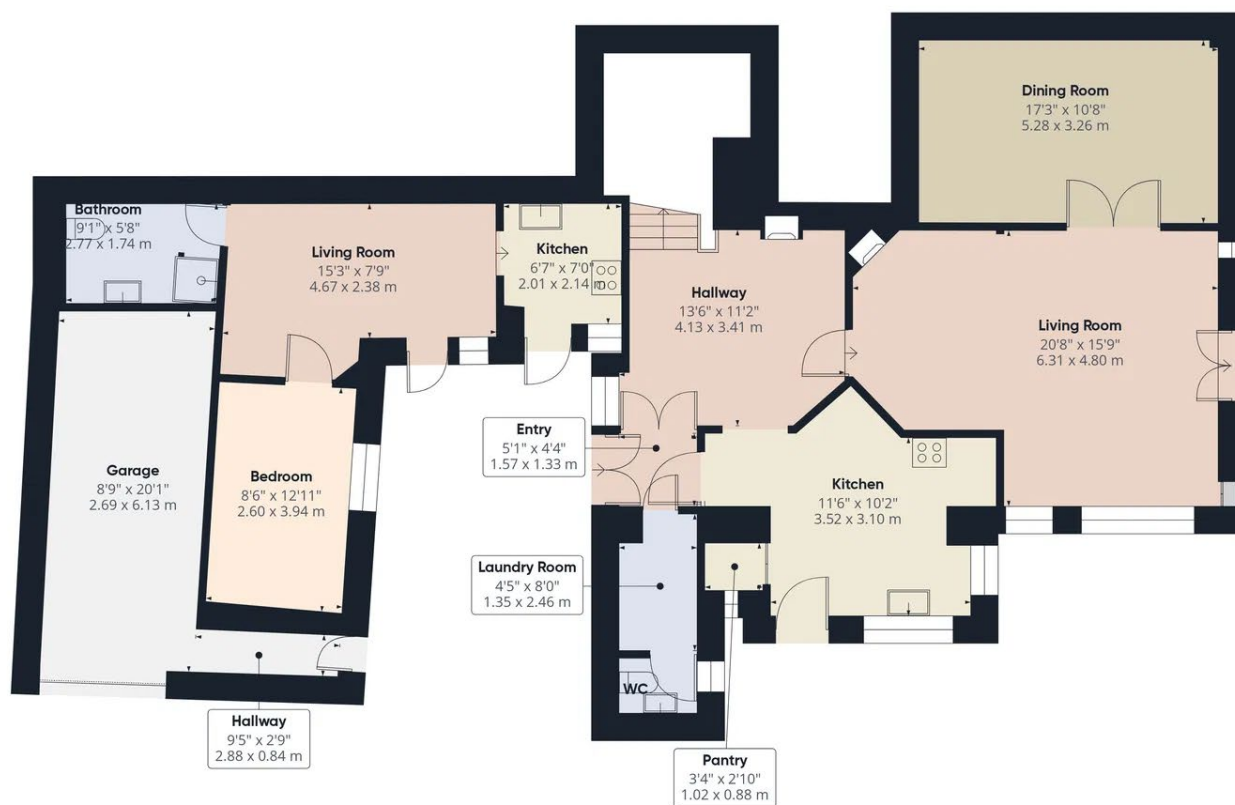
Garage - 6.1m x 2.6m (20'0" x 8'6")

Remote controlled roller door. Power and lighting. Plumbing for washing machine. Courtesy door to courtyard.

Outside

Tutor lodge is hidden behind an original stone wall and has been landscaped and planted with a variety of trees and shrubs creating various seating areas ideal for relaxing in.





Approximate total area⁽¹⁾

1464 ft²
136.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Address

Western Road Torquay, TQ14RJ

Tenure

Freehold

Council Tax Band

Main House E Annexe A

EPC Rating

F

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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.