



## Blindwylle Road Torquay TQ2 6AE

Asking Price Of £220,000

This extended semi detached house is conveniently situated within the popular area of Chelston, being only a short walk away from local shops, parks and highly regarded schools. Torquay town centre and seafront promenade are also easily accessible. The property itself offers excellent and spacious accommodation. UPVC double glazing and gas fired central heating. Outside there is an attractive patio to the front and terraced gardens to the rear.

- Extended semi detached house
- 2 spacious reception rooms
- 3 bedrooms
- Gas central heating and double glazed
- Popular and convenient

### Entrance Hall

UPVC panelled and obscure double glazed main entrance door opening to:-

### Reception Hall

UPVC double glazed window to side, stairway to first floor, radiator, ceramic tiled floor extending to:-

### Rear Lobby

UPVC double glazed door leading out to garden, door to under stairs storage cupboard, further door opening to:-

### Utility Area - 2.31m x 1.73m (7'6" x 5'8")

UPVC double glazed window to side, modern base cupboard with rolled edge work surface, tiled splashback and matching wall cupboard, plumbing for automatic washing machine, space for tumble dryer, recessed spotlights to ceiling. Opening through to:-

### Kitchen/Breakfast Room - 4.88m x 1.78m (16'0" x 5'10")

A range of fitments comprising base and drawer cupboards with rolled edge work surfaces and tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, space for dishwasher, inset stainless steel four ring hob with stainless steel canopy and filter hood over, built-in electric oven. Matching wall cupboards with concealed lighting under, built-in cupboard housing gas fired boiler servicing domestic hot water and central heating system, overhead skylight, recessed spotlights to ceiling, further overhead window and UPVC double glazed door leading out to garden.

### Lounge - 3.53m x 3.51m (11'6" x 11'6")

A spacious light and airy room with walk-in bay window, UPVC double glazing and outlook to front, radiator, feature fireplace with fitted living flame gas fire, telephone point, coved ceiling. Archway extending to:

### Dining Room - 3.51m x 3.51m (11'6" x 11'6")

Radiator, recess with shelf, coved ceiling.

### First Floor Landing

UPVC double glazed window to side, radiator, hatch to roof void.

### Bedroom One - 3.56m x 2.95m (11'8" x 9'8")

A good size double bedroom with UPVC double glazed window, radiator, built-in wardrobes with overhead cupboards to recess, coved ceiling, wall light point.

### Bedroom Two - 3.53m x 2.9m (11'6" x 9'6")

A double bedroom with UPVC double glazed window and outlook to front and again with sea glimpses towards Berry Head, radiator.

### Bedroom Three - 2.44m x 2.36m (8'0" x 7'8")

A good size single bedroom with UPVC double glazed window and outlook to front with sea glimpses towards Berry Head, radiator.

### Bathroom

UPVC double glazed window, modern white suite comprising panelled bath with plumbed shower unit over, part ceramic tiling to surround, wash basin with cupboard under, wall mirror, ladder style heated towel rail, part ceramic tiling to walls.

### WC

UPVC obscure double glazed window, modern white low level WC, part ceramic tiling to walls, radiator.

### Outside

To the front of the property there is an attractive paved patio area with low walls to surround, path to main entrance continuing alongside of the property with steps and gated access to the rear garden which is terraced with lawned areas and mature shrubs, hedging and timber fencing to boundary.

## Address

Blindwylle Road Torquay TQ2 6AE

## Tenure

Freehold

## Council Tax Band

B

## EPC Rating

E

## Contact Details

117 Union Street  
Torquay  
Torbay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[enquiries@taylorsestates.co.uk](mailto:enquiries@taylorsestates.co.uk)

01803 201904

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.