

Westhill Avenue, Torquay TQ1 4LQ

Guide Price Of £250,000 to £260,000

Taylor's are delighted to offer this beautifully presented spacious and bright property in a popular area of Torquay. Viewing highly recommended.

- EXCEPTIONALLY WELL MAINTAINED AND PRESENTED
- POTENTIAL FOR PARKING
- 3 BEDROOMS
- 2 BATHROOMS
- LEVEL BACK GARDEN



### Hallway

Radiator, leading to lounge

**Lounge** - 4.34m x 3.43m (14'2" x 11'3")

Bright and spacious lounge with bay window radiator.

**Dining Room** - 3.99m x 3.38m (13'1" x 11'1")

Large dining area, a range of kitchen base units, radiator, door into back garden.

**Kitchen** - 3.18m x 1.78m (10'5" x 5'10")

A range of base units with work surfaces and space for washing machine and dish washer.

To the rear is a bathroom with a white suite.

**Bedroom 1** - 3.91m x 3.26m (12'9" x 10'8")

Double bedroom, with built in wardrobes , radiator.

**Bedroom 2** - 3.94m x 3.43m (12'11" x 11'3")

Double bedroom, radiator, window

**Bedroom 3** - 2.55m x 2.04m (8'4" x 6'8")

A good sized 3rd bedroom, window.

### Shower Room

A modern white suite, to include corner shower unit, sink set into vanity unit with mixer tap low level WC and chrome towel rail.

### Outside

Front Garden

A south facing walled garden with gate, mature shrubs and pathway leading to front door.

Back Garden

Accessed from patio doors off dining room is a lovely enclosed, private back garden with patio leading to lawn.

Address Westhill Avenue, Torquay  
TQ1 4LQ

Tenure Freehold

Council Tax Band

B

EPC Rating

D

### Contact Details

117 Union Street

Torquay

Torbay

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

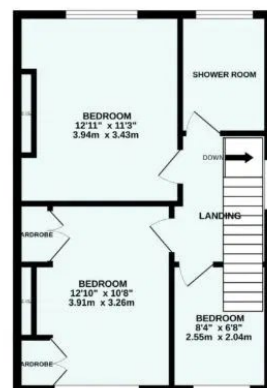
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GROUND FLOOR



1ST FLOOR



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.