



## Ben Johnson Close | Torquay | TQ2 6BT

Asking Price Of £200,000

Here we have an excellent starter home, second time purchase or buy to let in this superb, three-bedroom mid-linked house. Tucked away along a quiet cul-de-sac with local shops and bus services close by and Torquay town centre a five-minute drive away. The property offers a lounge open to a spacious kitchen with built-in oven and hob to the ground floor with three bedrooms and a modern fitted shower room to the first floor all with double glazing and central heating. There is a landscaped front garden whilst the rear has an enclosed patio garden with store shed and access to a useful cellar area. The property is now being sold with no onward chain and vacant possession and is keenly priced to sell. We therefore recommend an early viewing!

- MID LINKED HOUSE
- 3 BEDS
- DOUBLE GLAZED + CENTRAL HEATING
- GARDENS
- NO CHAIN



### Hallway

Double glazed front door. Radiator. Under stairs recess with coat hanging area/storage. Cupboard housing a modern fuse box and electric meter.

### Lounge - 4m x 3.4m (13'1" x 11'1")

A fair-sized room with decorative brick fireplace and insets living flame gas fire. Double glazed window overlooking front garden. Radiator. There is a door leading to the hallway and the room is open to the kitchen area.

### Kitchen - 5.2m x 2.7m (17'0" x 8'10")

Fitted with a range of matching wall and base units with work surfaces over and sink unit. Ceramic electric hob with concealed cooker hood over. Beko double oven and grill. Appliance space. Plumbing for dishwasher. Radiator. Double glazed window enjoying an open outlook to the rear. Double glazed door to:

### Rear Porch

With double glazed window and door leading to the rear garden.

Stairs from the hallway to the first-floor landing. Two built-in store cupboards.

### Bedroom One - 3.7m x 3.5m (12'1" x 11'5")

A good-sized double bedroom with built-in wardrobes, radiator and double-glazed window enjoying an open outlook.

### Bedroom Two - 3.5m x 3.1m (11'5" x 10'2")

Another double room with built-in wardrobes, radiator and double-glazed window to the front aspect.

### Bedroom Three - 2.2m x 2m (7'2" x 6'6")

A good single room with double glazed window to the front and radiator.

### Shower Room

A modern shower room tastefully finished with a white suite and grey tiling to the floor and walls. Quadrant shower cubicle with Mira electric shower and glass sliding doors. Close couple WC and wash hand basin. Heated towel rail. Spotlight to ceiling. Double glazed window.

### Outside

To the front is an elevated and landscaped garden with a variety of inset shrubs with gravel borders for ease of maintenance.

To the rear is an enclosed courtyard style garden with gate to rear service Lane. Timber store shed which also gives access to a further storage area.

### Cellar Area

A door gives access to the cellar area which has limited headroom but is ideal for storage, workshop, man cave or similar. It has power and lighting and also plumbing for a washing machine. Baxi gas boiler for central heating and hot water with a 10 year warranty remaining.

### Parking

Parking is on road only.



### Address

Ben Johnson Close, Torquay, TQ2 6BT

### Tenure

Freehold

### Council Tax Band

B

### EPC Rating

C

### Contact Details

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