



Avenue Road Torquay, TQ2 5LQ

Guide Price Of £ £360,000 - £375,000

Being offered for sale is this substantial, grand end of terrace house which offers flexible accommodation easily accommodating a family or equally a multigenerational set up. The property offers many period features including a marble fireplace, dado and picture rails, high ceilings and deep skirting boards. The ground floor offers three good sized reception rooms, an office, kitchen, bedroom and shower room with the upstairs supplying the additional bedrooms, bathroom, shower room and cloakroom. Outside there is off-road parking for 2-3 cars plus an enclosed courtyard style garden enjoying a sunny aspect and a good degree of privacy. For those looking for a spacious property with plenty of room to spread out this is an ideal opportunity or if you wish to move in dependent relatives or create a home and income again this will take all the boxes! Book to view this property to fully appreciate the accommodation on offer.

- SPACIOUS PERIOD HOUSE
- ORIGINAL FEATURES
- FLEXIBLE ACCOMODATION
- SIX BEDROOMS
- PARKING
- GARDEN

Hallway

A grand entrance hallway accessed via a double glazed door which has high ceilings and a dado rail. There is the original turned staircase leading to the first floor plus there is a radiator.

Lounge - 5.2m x 3.8m (17'0" x 12'5") An impressive lounge with high ceilings and deep skirting boards plus original ornate marble fireplace with inset electric fire. There are double aspect double glazed windows one of which overlooks the front aspect. Radiator. TV point. Picture rail.

Second Reception - 3.5m x 3.1m (11'5" x 10'2") A cosy winter lounge or ideal as a children's TV room or similar. Having two double glazed windows to the side plus radiator. There is also a decorative fireplace within inset electric fire, wall lights and again high ceilings and a dado rail.

Inner lobby - Leading to :

Dining Room - 3.9m x 2.9m (12'9" x 9'6") A perfect dining room having ample space for a 6-8 table which adjoins the kitchen. Feature beamed ceiling. Dado rail and wood panelling. Useful under stairs store cupboard. Radiator. Door to:

Kitchen - 4m x 1.9m (13'1" x 6'2") A well appointed room having matching wall and base units with work surfaces over. Stainless steel sink unit. Plumbing for washing machine and dishwasher. Space for cooker with cooker hood over. Further appliance space for fridge/freezer. Double glazed window overlooking the courtyard garden. Decorative stained glass windows to the dining room.

Inner hallway

Doors to :

Address Avenue Road, Torquay TQ2 5LQ

Tenure Freehold

Council Tax Band D

EPC Rating D

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Bedroom/Reception room - 3.5m x 2.9m (11'5" x 9'6")

Currently used as a lovely large double bedroom with double glazed windows overlooking the courtyard garden. Radiator. Telephone point.

Shower room

Fitted with a white suit comprising corner shower cubicle, wash hand basin and WC. Tiled walls. Radiator.

From the dining room a door leads to :

Office - 2.3m x 2.1m (7'6" x 6'10") An ideal office or study for those wishing to work from home. Double glazed window to the rear. Built-in store cupboards. Gas boiler. Built-in airing cupboard.

The original staircase with turned balustrade and handrail leads to the first floor landing. This split-level landing has high ceilings and access to the loft space plus a large built-in store cupboard.

Master bedroom (irregular shaped room) - 4m x 4.2m (13'1" x 13'9") A good size double room with two double glazed windows to the side aspect. Radiator.

Bedroom two - 3m x 2.5m (9'10" x 8'2") Another double room with dual aspect, double glazed windows and radiator.

Bedroom three - 3.2m x 3.1m (10'5" x 10'2") Again, a double bedroom with double glazed window and radiator.

Bedroom four - 4.3.2m x 2.8m (14'1"8" x 9'2") This bedroom is currently arranged as a kitchen as the property has previously been used to accommodate a multigenerational family. This could easily be removed to offer a double bedroom. Radiator. Double glazed window.

Bedroom five - 2.9m x 2.5m (9'6" x 8'2") Another good double bedroom with double glazed window to the side and radiator.

Bedroom six - 3.1m x 2.5m (10'2" x 8'2") A double room with double glazed window to the front aspect and radiator. Wash hand basin with tiled splashback and shaver point. Built-in wardrobe.

Shower room - Along the landing is a shower room which has a shower cubicle with electric shower unit which is ideal for the bedrooms at the front of the property.

Main bathroom - Fitted with a white three piece suite having a bath with electric shower fitment over, wash hand basin and WC. There is a built-in storage cupboard and double glazed window. Shaver point. Heated towel rail.

Separate WC - WC plus wash hand basin with tiled splashback.

Outside - There is an enclosed courtyard garden which is laid to patio and decking to create a low maintenance garden. It enjoys a sunny position and is perfect for sitting out and relaxing! There are two useful garden store sheds.

Parking - There is a hard standing for approximately 2-3 vehicles which wraps around the front of the property.

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.