



Forest Road, Torquay, TQ1 4JY

Tucked away in the heart of Plainmoor, this charming 3 bedroom terraced house blends period character with easy every day living. Beyond the classic façade is a welcoming and traditional home, with a separate lounge and dining room and good sized kitchen/breakfast room. Upstairs are 2 large double bedrooms, plus a large well appointed bathroom, with a loft room providing another bedroom with ensuite. To the front is a neat, easily managed garden with an enclosed, sunny garden to the rear. Period features include period fireplaces, doors, picture rails etc. Local shops are a stones throw away at Plainmoor, with Torquay town centre within walking distance. An ideal family home!

Asking Price Of £250,000

- THREE BEDROOM HOUSE
- TERRACED
- RETAINING PERIOD FEATURES
- DOUBLE GLAZING AND CENTRAL HEATING
- GARDEN

Porch

Double glazed front door. Dado rail. Fuse box. Original glazed inner door to;

Hallway

A traditional hallway with dado rail and original staircase, with turned balustrades. Useful under stairs cupboard. Radiator.

Downstairs WC

Close coupled WC and corner wash hand basin

Lounge - 4.2m x 3.2m (13'9" x 10'5")

A lovely bright room with double glazing bay window. Decorative period style fireplace, with black marble hearth. Two radiators. Original coving and picture rail. TV point.

Dining Room - 4.1m x 3.2m (13'5" x 10'5")

A spacious dining room, which will accommodate a 6-8 seater table comfortably. Original tiled fireplace and hearth. Built in dresser style unit. Double glazed window to rear garden. Original coving and picture rail. Radiator.

Kitchen/Breakfast Room - 6m x 2.6m (19'8" x 8'6")

A great family room fitted with a range of matching wall and base units, with black granite effect work surfaces. Stainless steel sink with mixer tap. Recess for range style cooker, with shelf over. Various appliance spaces. Double glazed window. Radiator. Space for table and chairs. Double glazed back door. Worcester gas boiler for central heating and hot water.

Stairs to First Floor Landing

Dado rail. Window.

Bathroom - 3.2m x 3m (10'5" x 9'10")

A large bathroom fitted with a white suite, offering a double ended freestanding bath with Victorian style mixer tap and shower attachment. Vanity unit with inset wash hand basin. WC with concealed cistern. Large shower cubicle with mains fed shower and glass door. Original cast iron fireplace. Ladder radiator. Double glazed window. Part panelled walls.

**Address Forest Road,
Torquay, TQ1 4JY**

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'C'

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Bedroom One - 4.9m x 4.2m (16'0" x 13'9")

A super large double bedroom with two built in double wardrobes. Original cast iron fireplace. Double glazed bay window. Built in store cupboard.

Bedroom Two - 4m x 3.2m (13'1" x 10'5")

Another double room with original cast iron fireplace. Double glazed window, Radiator.

Stairs to;

Loft Room - 4.4m x 2.3m (14'5" x 7'6")

This room widens to 4.5m with sloped ceilings. Again a double room with 3 double glazed Velux windows. Radiator. Access to eaves storage.

Door to ensuite WC. fitted with a white suite, comprising of WC and wash hand basin. Double glazed Velux window.

Outside

To the front is a gravelled garden for ease of maintenance, with a gate and footpath to the front door.

To the rear is a sunny and enclosed garden, having a small lawn area, with patio and mature inset trees and shrubs. Second patio area or shed base. There is a useful courtyard with door leading to the kitchen. Gate to pedestrian lane.

Note: Building control completion certificate issued 2nd November 2007

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.