



## Denys Road, Torquay, TQ1 1JL

This spacious, nicely presented property is conveniently located within walking distance of Torquay town centre and public transport. On entry, the porch leads into a good sized kitchen and leads into a large lounge/diner, that has a very large window with lovely views over the park. Upstairs are two spacious double bedrooms and a family shower room. The lower ground floor has a double bedroom and a cloak and an integral larger than normal garage. At the front of the property, the private front garden has plenty of space for patio set and at the back is further parking. Viewing recommended.

Asking Price Of £220,000

- PARKING & GARAGE
- DOUBLE BEDROOMS
- CLOSE TO TOWN CENTRE
- DOWNSTAIRS WC
- WELL PRESENTED

## Porch

Entrance door, double glazed windows to front and side.

## Kitchen - 3.66m x 2.28m (12'0" x 7'5")

A range of cupboards and drawers, over and under work surfaces, slot in electric oven and extractor hood, space for fridge/freezer and plumbing for dishwasher, radiator, double glazed window to front.

## Lounge Diner - 3.66m x 4.87m (12'0" x 15'11")

A spacious light/bright lounge area, with large window with a lovely outlook over the park. Two radiators.

## Hallway

### Downstairs WC

Low level WC, wash hand basin, fully panelled.

## Bedroom 3 - 3.66m x 2.3m (12'0" x 7'6")

A double bedroom. Double glazed window to front. Radiator.

## Garage - 3.66m x 4.87m (12'0" x 15'11")

An integral garage, larger than normal, electric door, power and lighting, plumbing for washing machine.



## First Floor Landing

Loft access and airing cupboard.

## Bedroom One - 3.66m x 3.85m (12'0" x 12'7")

A spacious double bedroom, window to the rear with lovely outlook over park. Radiator.

## Bedroom Two - 3.66m x 2.29m (12'0" x 7'6")

Another double bedroom with double glazed window to the front. Radiator.

## Outside

On street parking to the front. Allocated parking at rear. Front garden.

**Address Denys Road,  
Torquay, TQ1 1JL**

**Tenure 'Freehold'**

**Council Tax Band 'B'**

**EPC Rating 'C'**

## Contact Details

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All measurements are approximate and for display purposes only

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.