



Pentridge Avenue, Torquay, TQ2 6UN

A spacious 3 bedroom detached chalet style house, situated in this popular residential area, within a cul-de-sac setting. Close by are local shops, a good primary school and regular bus services. The property has sea views across to Brixham and has a well planned ground floor with large lounge, dining room, study (occasional bedroom), conservatory and kitchen, whilst the first floor are 3 well proportioned bedrooms and a bathroom with both a bath and a shower cubicle. Generous parking leads to a garage and the rear gardens have been thoughtfully laid out with decking and patio barbeque area with lawn backing onto local woodland. Internal viewing highly recommended.

Guide Price Of £450,000- £475,000

- DETACHED THREE BEDROOMS
- SEA VIEW
- GARAGE AND PARKING
- LIVERMEAD
- LANDSCAPED GARDEN

HALLWAY PVC double glazed front door and matching side panels. Understairs recess suitable for bookcase, desk etc. Central heating radiator. Phone point. Large store cupboard for coats, vacuum etc.

LOUNGE 22' 11" x 11' 1" (7.0m x 3.4m) A large lounge with double glazed window overlooking the front garden. Feature brick and marble fireplace with inset log effect dimplex optimist basket fire. Plinth for TV. 3 wall light points. 2 central heating radiators. Opening onto:-

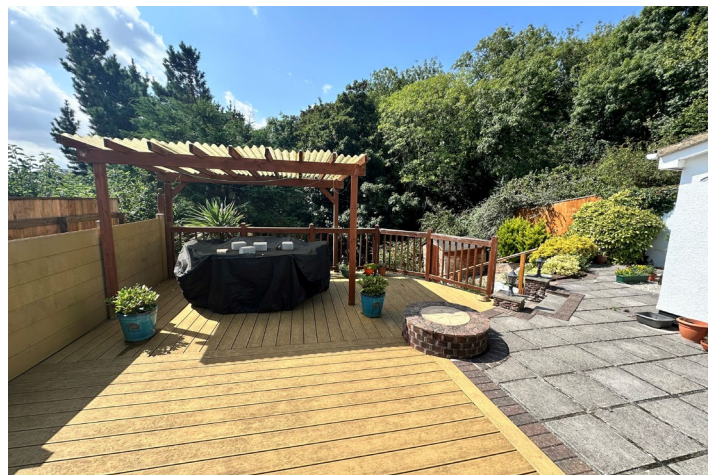
DINING ROOM 11' 5" x 9' 10" (3.5m x 3.0m) A bright and characterful room with double glazed patio doors leading to the garden. From this room is a lovely sea view across the Bay to Brixham. Feature arch PVC double glazed window. Vinyl floor tiles. Central heating radiator.

STUDY 10' 2" x 5' 10" (3.1m x 1.8m) An ideal office or occasional bedroom having a double glazed window and central heating radiator.

KITCHEN 12' 1" x 6' 6" (3.7m x 2.0m) Overlooking the rear garden and fitted with a range of Shaker style units with wood effect units over. 1.5 bowl single drainer sink unit with work surfaces to either side plus a range of cupboards, drawers and appliance spaces below. Plumbing for washing machine and dishwasher. Inset Tauber gas hob. Additional work surface with cupboards and drawers under. Range of matching wall units and display shelving with illuminated plinth over sink. Part tiled walls. Vinyl floor tiles. Double glazed window. Central heating radiator. Unit housing Hotpoint double oven and grill with storage above and below. Space for fridge freezer. Pantry store. Pine beamed ceiling. TV point. Arch to:-

CONSERVATORY 11' 9" x 10' 5" (3.6m x 3.2m L-Shaped) Finished in PVC with double glazed windows and patio doors along with a polycarbonate roof. There are fine sea views across Paignton towards Brixham. Tiled floor. Two wall light points. TV point. Double glazed door to side path. Skylight window. Underfloor heating.

DOWNSTAIRS W/C Well appointed with a low level W/C and vanity unit with semi recessed wash hand basin. Mirrored toiletry cabinet plus mirror with spotlights over. Tiled walls. Double glazed window.



FIRST FLOOR LANDING Access to loft space. Large walk-in linen cupboard with slatted shelving and hanging rails. Ideal boiler for central heating and hot water.

BEDROOM 1 11' 1" x 10' 5" (3.4m x 3.2m) A generous double room fully fitted with a range of quality bedroom furniture including wardrobes and bedside cabinets. Double glazed window. Central heating radiator.

BEDROOM 2 10' 2" x 9' 2" (3.1m x 2.8m) Another double with double glazed window and central heating radiator. Built in store/wardrobe.

BEDROOM 3 10' 9" x 8' 6" (3.3m x 2.6m) A good sized single room with double glazed window offering an open outlook. Central heating radiator.

BATHROOM Fitted with a modern suite comprising of bath, pedestal wash basin, low level WC plus shower cubicle. Double aspect double glazed window, one with a sea view and the other with an open outlook.

FRONT Raised lawn area with mature inset shrubs offering a degree of privacy.

PARKING A driveway allows room for approximately 2-3 cars plus there is a gravel pull in for additional vehicle, boat or caravan.

GARAGE 17' 8" x 8' 2" (5.4m x 2.5m) With power and lighting.

GARDEN The rear garden has been landscaped over 2 levels. The first accessed direct from the conservatory and dining room and offers a great entertaining/relaxing area being decked and paved with Pergola and timber rails overlooking the lower part of the garden. The paved area has a raised flower border. There are excellent sea views across Paignton to Brixham. The lower part is lawned with a variety of inset trees and shrubs creating almost total privacy and backing onto woodland.

**Address Pentridge Avenue,
Torquay, TQ2 6UN**

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'D'

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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.