



Westhill Road, Torquay, TQ1 4PE

Asking Price Of £270,000

If you are searching for a spacious family home, then this 5 bedroom mid terraced house is a 'must view'! Located within a 10 minute walk of the delightful St. Marychurch area of Torquay, with it's electric mix of boutique shops, cafes and wine bars, yet also within walking distance of Torquay town centre. To the ground floor is a superb lounge with log burner, dining room and kitchen/breakfast room. Upstairs are two large double bedrooms, one of which enjoys an open outlook across the locality. The office/nursery and bathroom with two further bedrooms and shower room/WC to the second floor, all with double glazing and central heating. To the front is a large lawn garden with a courtyard and additional garden area and parking to the rear.

- SPACIOUS FAMILY HOME
- 5 BEDROOMS
- OFFICE/NURSERY
- LARGE FRONTAGE
- PARKING

HALLWAY

Double glazed front door. Useful store cupboard for coats, shoes etc. with storage over with consumer unit.

LOUNGE - 3.7m x 3.4m (12'1" x 11'1")

A cosy lounge with a feature cast iron log burner and deep double glazed bay window, overlooking the front garden and beyond. Either side of the fireplace are fitted display shelving and two handy store cupboards. Wood effect flooring. Dado rail. TV point. Radiator.

DINING ROOM - 3.4m x 3.2m (11'1" x 10'5")

A spacious dining area with double glazed French doors to the outside. Radiator. Fireplace recess. Doorway to;

SHOWER ROOM/WC

Fitted with a white suite comprising corner cubicle with electric shower fitment, wash hand basin and WC. Part tiled walls.
NOTE: The shower room was installed by the previous owner for a dependant relative. It may be possible to knock through the kitchen to the dining room and partition off the shower room, to create a utility room. This is subject to planning/survey etc.

KITCHEN/BREAKFAST ROOM - 6.9m x 2.4m (22'7" x 7'10")

Fitted with a range of matching wall and base units with work surface over. Spaces for a slot in cooker and plumbing for a washing machine. Wood effect flooring. The breakfast area easily accommodates a 4-6 seater table and has dual aspect double glazed window. Worcester gas boiler.

FIRST FLOOR LANDING

BEDROOM ONE - 4.1m x 2.8m (13'5" x 9'2")

A lovely bright double bedroom with double glazed bay window enjoying a superb open outlook towards Barton Downs woods. Radiator. Two built in wardrobes with storage over.

BEDROOM TWO - 3.8m x 2.8m (12'5" x 9'2")

Another double room with double glazing window to the rear. Two built in wardrobes with storage over. Radiator.

OFFICE/NURSERY - 1.9m x 1.9m (6'2" x 6'2")

A useful office for those wanting to work from home. Alternatively, it could be used as a dressing room for bedroom one. Double glazed window with outlook towards Barton Downs woods. Radiator.

BATHROOM

Fitted with a white suite comprising wood panelled bath with shower attachment, wash hand basin and WC. Part panelled and tiled walls. Double glazed window. Radiator.

SECOND FLOOR LANDING

BEDROOM THREE - 3.6m x 2.6m (11'9" x 8'6")

Another double room with double glazed window to the rear. Radiator. Built in wardrobe.

BEDROOM FOUR - 3.6m x 2.4m (11'9" x 7'10") sloped ceiling

Another good sized room with two double glazed Velux windows to the front. Built in wardrobe. TV point. Radiator. Access to eaves storage.

SHOWER ROOM/WC

A modern white 3 piece suite comprising corner cubicle with electric shower fitment and vanity unit with inset wash hand basin and pillar taps. WC with concealed cistern. Ladder radiator. Double glazed window.

OUTSIDE

To the front is a large garden area, mainly lawn with hedge borders and patio. To the rear is an enclosed courtyard with decking and patio. Useful under house storage. Gate to rear service lane. The other side of the lane is parking and a further garden area backing on to a wooded area.

PARKING

As mentioned above, there is currently space for two cars but this could be extended (subject to any covenant etc) by using more of the garden.

AGENT NOTE: The current owners have carried out various improvements to the property, having replaced many of the windows, re-wiring and re-plastering.

Address Westhill Road,
Torquay, TQ1 4PE

Tenure 'Freehold'

Council Tax Band 'C'

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.