



Warbro Road, Torquay, TQ1 3QZ

Guide Price Of £325,000 - £350,000

Situated in a sought after location with easy access to shops and local amenities and also close to the beautiful Babbacombe Downs. This large character property has lots of original features, including high ceilings and feature fireplaces. On the ground floor is a large lounge/sitting room, with bay fronted window, a downstairs bedroom, large dining room leading onto a good sized kitchen, which leads out to the back garden and garage. Upstairs are 3 bedrooms, a family bathroom and separate shower room. There is a loft room that can be used as an occasional bedroom or study. Outside is a garden and garage.

- FOUR BEDROOMS
- CHARACTER PROPERTY
- BABBACOMBE AREA
- GARAGE
- VERY SPACIOUS

PORCH

A double glazed door leads into this porch which has a cupboard, coving and wooden flooring.

ENTRANCE HALL

Under stairs cupboards, wall mounted radiator, stairs to first floor.

SITTING ROOM/LOUNGE - 15.9m x 11.1m (52'1" x 36'5")

Double glazed bay window to front. Marble fireplace surround with cast iron insert and tiled detail.

Radiator, coving and ceiling rose.

BEDROOM FOUR - 13m x 10.1m (42'7" x 33'1")

Double glazed patio doors leading to rear garden.

Built in cupboard, dado rail, shelving, wooden flooring.

DINING ROOM - 16m x 9.2m (52'5" x 30'2")

Two double glazed windows to side and rear. Brick feature fireplace with electric insert in log burner style. Built in cupboard, shelving, wooden flooring.

Door into kitchen.

KITCHEN - 13.11m x 9.2m (43'0" x 30'2")

Double glazed window to rear. Double glazed door leading to garden. Matching wall and base units with the roll-edge surfaces. Range cooker, extractor fan, space for fridge/freezer, space for washing machine and dryer.



BEDROOM ONE - 15.1m x 10.4m (49'6" x 34'1")

Double glazed bay window to front, radiator.

BEDROOM TWO - 13.5m x 10.3m (44'3" x 33'9")

Double glazed window to rear, radiator.

BEDROOM THREE - 11.2m x 9.9m (36'8" x 32'5")

Double glazed window to rear, radiator.

BATHROOM

Window to front, panelled bath with glass screen and shower attachment, hand wash basin, low level WC, chrome heated towel rail.

SHOWER ROOM

Window to side, shower cubicle with mains shower, wash hand basin, low level WC, towel rail.

LOFT ROOM - 15.1m x 17.7m (49'6" x 58'0")

Can be used as an occasional bedroom, a study or storage.

OUTSIDE

Front garden with planting, beds and paving.

To the rear is a sunny garden with lawn area, patio. Rear yard with access to garage.

GARAGE - 15.5m x 8.2m (50'10" x 26'10")

Accessed from the rear lane and access into rear from garden. Up and over door, electric and lighting.

Address Warbro Road, Torquay,
TQ1 3QZ

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'D'

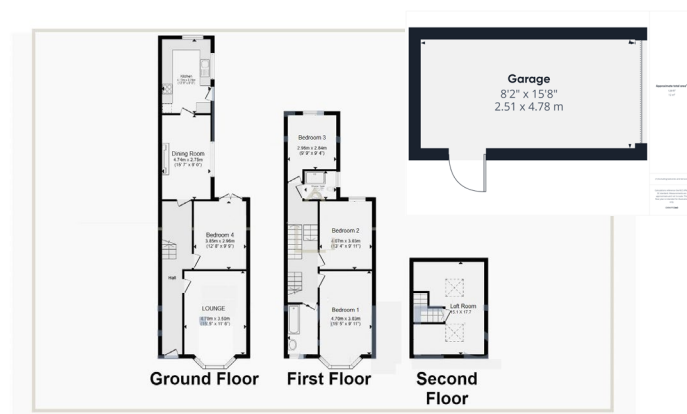
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance 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.