



Happaway Road, Torquay, TQ2 8EU

Guide Price Of £175,000 to £195,000

A three bedroom terraced property in need of modernisation but with great potential. The property is conveniently situated for local shops, schools and the Devon link road. On the ground floor is a bay fronted lounge, dining room and kitchen, with upstairs having three bedrooms, a wet room and separate WC. Outside is a good size garden and concrete built storage shed. Early viewing recommended.

- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- IN NEED OF MODERNISATION
- LARGE GARDEN
- BAY FRONTED

Door into hallway:

LOUNGE - 3.83m x 3.24m (12'6" x 10'7")

A good size lounge with bay window out to front.

DINING ROOM - 3.24m x 3.24m (10'7" x 10'7")

A large dining room with glass door out to back garden.

KITCHEN - 2.55m x 2.51m (8'4" x 8'2")

Cupboards and drawers over and under surfaces. Space for fridge freezer and washing machine. Large pantry/larder. Door to back garden.

BEDROOM ONE - 3.67m x 2.96m (12'0" x 9'8")

Two double glazed windows to front.

BEDROOM TWO - 4.13m x 2.83m (13'6" x 9'3")

Double glazed window to back. Storage cupboard.

BEDROOM THREE - 2.22m x 1.94m (7'3" x 6'4")

Double glazed window to front. Built in wardrobe.

WET ROOM

A wet room with shower and hand wash basin. Window facing to back.

WC

Low level WC and obscured window to back.



OUTSIDE

Large lawned back garden with a concrete storage shed. There is also an outside WC next to the shed.

AWAITING PROBATE

Material Information



Address Happaway Road,
Torquay, TQ2 8EU

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'D'

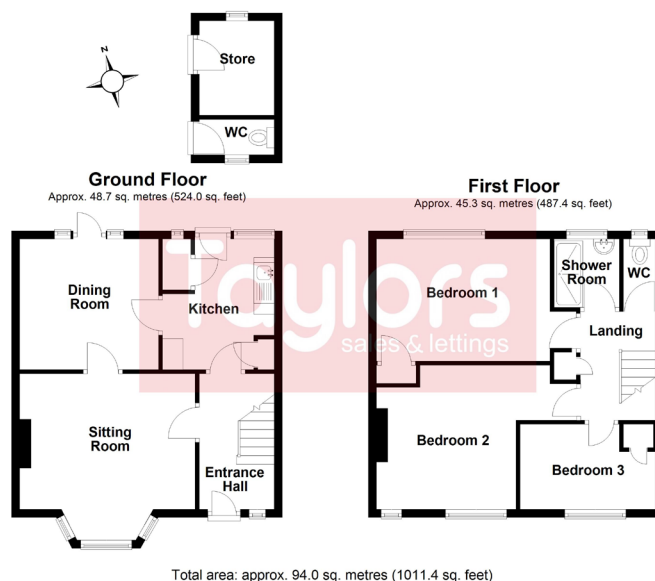
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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance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