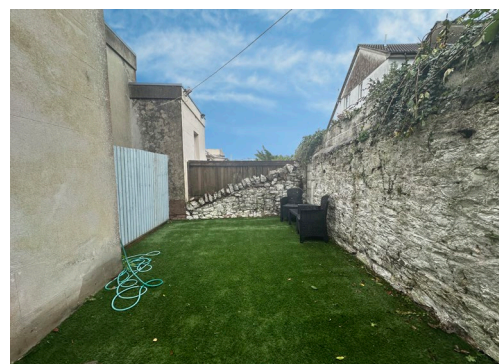
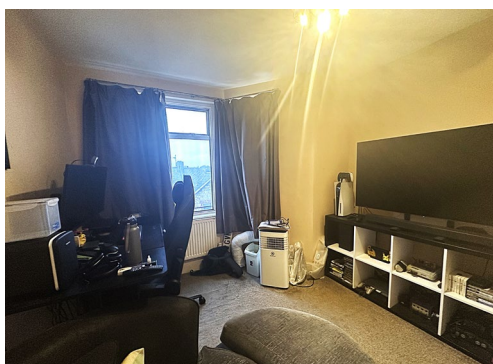




Princes Road West, Torquay, TQ1 1PD

Guide Price Of £165,000 - £175,000

Conveniently located on the outskirts of the town centre and within close proximity to local transport links and amenities, is this spacious 3 bedroom house. The property comprises entrance hallway, large lounge, dining room, which could easily be used as bedroom 4, kitchen and 3 bedrooms on the first floor, along with a family bathroom. Outside to the rear of the property is an easy maintenance level garden/seating area. Ideal for first time buyers. The property has been priced to sell quickly. Early viewing recommended.

- CLOSE TO TOWN
- POTENTIAL FOR 4 BEDROOMS
- SPACIOUS
- LEVEL GARDEN
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING

ACCOMMODATION uPVC double glazed front door to entrance hall.

ENTRANCE HALL 13'9" x 3'1" (4.19m x 0.94m) Open plug cupboard, radiator, ceiling light point, wall-mounted electric consumer unit and meter, dado rails, doors to lounge, dining room and kitchen, stairs leading to the first floor, part-laminated floor.

LOUNGE 17'6" x 9'7" (5.33m x 2.92m) Double glazed bay window to the front, radiator, ceiling light point with ceiling rose, picture rail, feature living flame gas fire with hearth, TV aerial point.

DINING ROOM 13'1" x 10'5" (3.99m x 3.18m) Double glazed window to the front, built-in storage cupboards and shelves in the alcoves of the chimney breast, telephone point, radiator, ceiling light point, exposed floor boards.

KITCHEN 10' x 9'2" (3.05m x 2.79m) Tiled flooring with under floor heating, matching wall, base and drawer units, roll-edge work surfaces, inbuilt stainless steel sink and drainer with mono block mixer tap, waste disposal unit, double glazed window to the rear, built-in four-ring gas hob and electric oven and grill, extractor hood, space for upright fridge and freezer or American-style fridge freezer, built-in spotlights, tiled splash backs, under stairs storage cupboard with space and plumbing for washing machine, space and plumbing for dishwasher, uPVC double glazed window to the rear garden.

HALF LANDING Double glazed window to the side, wall-mounted Glow worm Combination boiler controlling the central heating system, storage cupboard.

FIRST FLOOR LANDING 10' x 3' (3.05m x 0.91m) Ceiling light point, doors to bedrooms and bathroom.

MASTER BEDROOM 15'4" x 13'5" (4.67m x 4.09m) Large double bedroom with two double glazed windows to the front, radiator, space for wardrobes, coving, smooth-finish ceiling, ceiling light point.



BEDROOM TWO 13'5" x 10'4" (4.09m x 3.15m) Double bedroom, two double glazed windows to the front, ceiling light point, smooth-finish ceiling, space for wardrobes.

BEDROOM THREE 9'8" x 9'5" (2.95m x 2.87m) Generous single bedroom, obscure double glazed window to the rear, ceiling light point, radiator.

BATHROOM 10' Max x 8'3" Max (3.05m x 2.51m)

Matching white suite comprising low level close-coupled WC with push button flush, pedestal hand wash basin with medicine cabinet underneath, tiled splash backs, mono block mixer tap, panelled bath with mono block mixer tap and Jacuzzi jets, corner shower with tiling and sliding glass doors, wall-mounted electric Triton shower, extractor fan, heated towel rail, ceiling light point, smooth-finish ceiling.

REAR GARDEN Steps leading up from the kitchen onto a level artificial grassed seating area, fully enclosed with stone walls, further steps leading up to a timber gate giving access onto a service lane.

Address Princes Road West,
Torquay, TQ1 1PD

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'E'

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Material Information



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.