



Windsor Road, Torquay, TQ1 1SR

Asking Price Of £270,000

A 4 bedroom detached bungalow in a popular residential area being within reach of local shops at Wellswood and Torquay town centre, within walking distance of Babbacombe Downs and the beach. The property is in need of modernisation but does have gas central heating. There are 4 bedrooms, a lounge, a very large dining area/2nd lounge, kitchen and bathroom. There is a conservatory and rear garden and garage. An ideal opportunity for those wanting lots of space and wanting to put their own stamp on a home being offered with no onward chain.

- DETACHED 4 BED
- VERY SPACIOUS
- GARAGE
- GREAT POTENTIAL
- GAS CENTRAL HEATING

## PORCH INTO HALLWAY

### HALLWAY

Radiator

### BEDROOM FOUR - 2.48m x 3.13m (8'1" x 10'3")

Two windows out to the front, radiator, loft hatch.

### BATHROOM - 2.43m x 1.89m (7'11" x 6'2")

Obscure window to the side, bath, low level WC, radiator.

### LOUNGE - 4.26m x 3.45m (13'11" x 11'3")

A good sized lounge with brick fireplace, inset with electric fire, wooden flooring, window to front of property.

### LOUNGE TWO - 3.62m x 3.33m (11'10" x 10'11")

Fireplace with inset electric fire, uPVC window, radiator.

### DINING ROOM - 3.17m x 2.66m (10'4" x 8'8")

Two uPVC windows to the side, radiator.

### KITCHEN - 4.19m x 1.99m (13'8" x 6'6")

A range of cupboards and doors over and under, space for cooker, washing machine and fridge freezer. Window to side, door to back garden, boiler.

### BEDROOM ONE - 3.69m x 3.15m (12'1" x 10'4")

A double bedroom with window to front, radiator and built in storage.

Address Windsor Road,  
Torquay, TQ1 1SR

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'E'

### Contact Details

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### BEDROOM TWO - 3.77m x 3.14m (12'4" x 10'3")

A double bedroom with window to back, radiator.

### BEDROOM THREE - 2.86m x 3.5m (9'4" x 11'5")

A good sized room with window to the back, radiator.

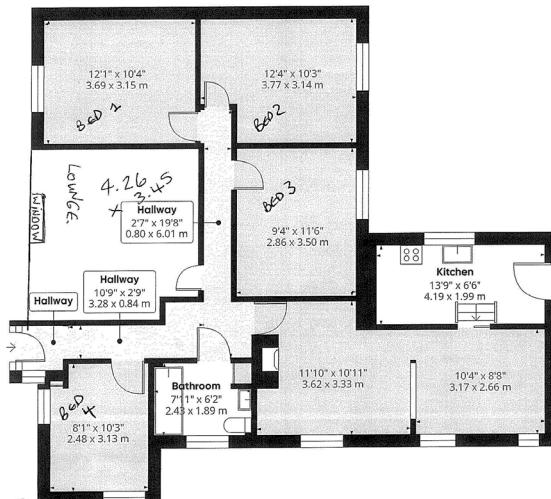
### CONSERVATORY

The conservatory is off the back of the property and is in need of repair/replacement.

### OUTSIDE

Back garden with patio, lawn and shrubs. Garage.

### Material Information



Approximate total area<sup>2</sup>  
883 ft<sup>2</sup>  
82 m<sup>2</sup>

(Excluding balconies and terrace)

Calculations reference the INC-SUS  
Software. Not to scale. For  
approximate and not to scale. This  
floor plan is intended for illustration  
purposes only.

GRAFFEMO

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.