







Barton Hill Road, Torquay, TQ2 8HY

Situated within the popular Barton area of Torquay is this stunning and immaculately presented 4 bedroom end terraced house. The property occupies a residential position within a few hundred yards of local shops at Barton Parade and within close proximity to primary and secondary schools, including Torquay Academy and the two grammar schools. It is near to the Willows Retail Park and within easy reach of Torbay Hospital and the ring road, which connects Newton Abbot and Exeter. This spacious accommodation features an open plan modern lounge/kitchen/diner, a utility area off the kitchen and a further room which can be used as a summer lounge or bedroom, a cloak room with WC and wash hand basin. On the first floor are 2 double bedrooms and modern family bathroom. The second floor has the master bedroom. Outside is a landscaped front and back garden, with a large patio area, level lawn and storage shed. There is also parking for 2 cars. Early viewing highly recommended.

Asking Price Of £270,000

- SUPERBLY PRESENTED
- 4 BEDROOMS
- EXTENDED
- CLOSE TO SCHOOLS & LOCAL AMENITIES
- MODERN
- GAS CENTRAL HEATING

UPVC DOOR INTO

HALLWAY

OPEN PLAN LOUNGE/KITCHEN/DINER

A very modern open plan lounge/kitchen/diner. The lounge is a good size with uPVC bay window and radiator. This opens out to the dining area, which has space for 6 seater dining. The kitchen is a very modern Howdens kitchen in matt grey, with cupboards and drawers under and over surfaces, there is a range cooker and space for a fridge/freezer. (See floor plan for dimensions)

UTILITY ROOM - 3.03m x 2.47m (9'11" x 8'1") There is a utility area in this room which can easily also be an office room.

SUMMER LOUNGE/BEDROOM FOUR - $4.04m \times 3.13m (13'3" \times 10'3")$

A lovely room that can be used as a summer lounge or alternatively will make a great fourth bedroom. There are French doors leading out to the patio/garden area, radiator. There is also a cloakroom with WC and wash hand basin and a wall hung radiator.

BEDROOM TWO - 4.15m x 3.32m (13'7" x 10'10") A double bedroom, uPVC window to front, radiator.

Address Barton Hill Road, Torquay, TQ2 8HY

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'D'

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BEDROOM THREE - 3.63m x 3.11m (11'10" x 10'2") A double bedroom, uPVC window to the back, radiator.

FAMILY BATHROOM - 1.96m x 1.64m (6'5" x 5'4") A very modern bathroom comprising bath with overhead rainfall shower, wash hand basin with vanity unit and low level WC.

BEDROOM ONE - 4.63m x 3.7m (15'2" x 12'1") A delightful double bedroom with two Velux windows and window to the side, radiator.

OUTSIDE

Landscaped front garden. Back garden with large grey slate patio and a level lawn. Storage shed area.

Parking for two cars.

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.