



Berea Road | Torquay | TQ1 1JP

Asking price of £225,000

A superb 3 bedroom mid terraced house neatly tucked away in a popular residential road, within strolling distance of Torquay town centre. The property will make an ideal first time or family purchase, offering well planned and spacious accommodation, being well presented and with double glazing and central heating for added comfort. There is a rear garden plus parking. Viewing recommended.

- TERRACED HOUSE
- 3 BEDROOMS
- OPEN VIEWS
- PARKING
- GARDENS

**ENTRANCE HALL** Double glazed window and door to front. Cupboard housing the electric meters. Under stairs storage cupboard. Radiator. Doors to:-

**LOUNGE** 12' 11" x 11' 4" max (3.9m into bay m x 3.4 max) Double glazed bay window to front. Feature display recesses set into either side of chimney breast with colour changing LED lights. Electric fire and lighted recess for TV above. Radiator.

**KITCHEN/DINER** Fitted with a modern matching range of high gloss fronted wall and base mounted units and drawers with work surface over. Under unit and over unit colour changing LED lighting. 1.5 bowl stainless steel sink unit with mixer tap. Concealed integrated fridge/freezer and dishwasher. Centre peninsular unit with inset electric oven and hob. Wine racks. Double glazed window to rear. Radiator. Archway to:-

**REAR PORCH** Space for washing machine. Double glazed window and door to garden.

**FIRST FLOOR LANDING** Access hatch to loft space. Doors to :-

**BEDROOM ONE** 14' 5" x 9' 1" (4.3m into bay x 2.7m max to front of built in wardrobes) Double glazed bay window to front enjoying an open outlook. Fitted wardrobes along one wall with sliding doors. Radiator.

**BEDROOM TWO** 11' 11" x 11' 3" (3.6m x 3.4m max) Double glazed window to rear. Airing cupboard housing the central heating boiler. Radiator.

**BEDROOM THREE** 8' 7" x 6' 1" (2.6m x 1.8m max) Double glazed window to front. Radiator.

**SHOWER ROOM** Fitted with a modern matching three piece white suite comprising of shower cubicle with electric shower, low level WC and pedestal wash hand basin with mixer tap. Double glazed window to rear. Chromed ladder-style radiator. Tiled walls.

**OUTSIDE** To the front the garden is paved for ease of maintenance. To the rear the garden is gently terraced, being a paved patio and the remainder to artificial grass and flowerbed borders. The top of the garden is accessed off Lower Congella Road. Garage with up and over door. This garage is in need of repair and would benefit from being dismantled to create a parking space.



Material Information

## Address

Berea Road, Torquay, TQ1 1JP

Tenure  
'Freehold'

EPC  
'D'

## Contact Details

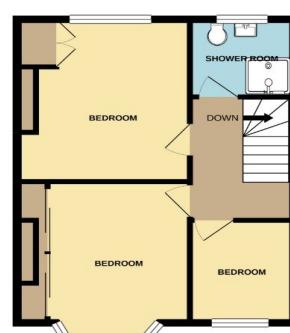
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GROUND FLOOR  
43.0 sq.m. (463 sq.ft.) approx.

1ST FLOOR  
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA: 83.7 sq.m. (901 sq.ft.) approx.  
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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.