



Rowley Road, Torquay, TQ1 4PX

Offers Over £375,000

Situated on a cul de sac within the popular area of St. Marychurch is this charming three bedroom semi detached house. The property is conveniently located to be within close proximity to local schools, transport links and shops. The property is within walking distance of St. Marychurch Precinct with a range of independent shops and cafe's and only a short stroll away from Babbacombe Downs where you can enjoy beautiful walks of the south west coast path. The well presented accommodation is arranged over three floors with the ground floor comprising a homely lounge, dining room, kitchen and downstairs shower room. On the first floor is the family bathroom and three spacious double bedrooms with the back aspect bedroom enjoying a balcony with views over the rear garden. There is a staircase leading to the top floor which provides a loft room which needs some work to add finishing touches. The property has off road parking and well maintained front and rear gardens.

- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- CONVENIENT LOCATION
- ST. MARYCHURCH
- TWO RECEPTIONS
- THREE BEDROOMS
- SEMI DETACHED HOUSE

Entrance Porch

Double glazed window and double glazed door to the front entrance. Storage cupboard housing the gas combination boiler. Internal double glazed window providing borrowed light to a storage area. Tiled flooring. Characterful period inner front door with stain glass effect window leading into:-

Entrance Hallway

A welcoming entrance hallway with a frosted double glazed window to the front aspect. Radiator and picture rails. Wooden staircase leading to the first floor. Revealed wooden floor boards. Doors to:-

Lounge - 4.05m x 3.79m (13'3" x 12'5")

A bright and homely lounge with a characterful log burner with a painted brick surround and hearth and modern wooden mantle above. Picture rails and revealed wooden floorboards as flooring. Radiator. Glazed windows and a glazed patio door leading out into the rear garden.

Dining Room - 3.96m x 3.14m (12'11" x 10'3")

A bright and spacious dual aspect room with double glazed windows to the side and rear aspects. Characterful period fire place with tiled surround and wooden mantelpiece. Ample space for a good size family dining table. Revealed wooden flooring and ceiling coving. Radiator.

Kitchen - 4.17m x 3.83m (13'8" x 12'6")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Modern round edge work surfaces with inset one and a half bowl ceramic sink unit with mixer tap. Stylish tiled splash backs. Spaces for a washing machine, dishwasher and fridge. Space for a range style oven within the old chimney breast. Double glazed window to the front aspect. Fitted ceiling down lights and ceiling coving. Tiled hard flooring. Radiator. Door to:-

Storage Room

Tiled flooring matching the kitchen and space for a fridge / freezer. A handy storage cupboard under the stairs. Consumer unit. Door to:-

Downstairs Shower Room

Fitted with a three piece white suite comprising a pedestal hand wash basin, character toilet with chain pulled system and tiled shower cubicle with electric shower above. Partly tiled walls and tiled flooring. Frosted double glazed window to the side aspect. Radiator and extractor.

Address

Rowley Road, Torquay, TQ1 4PX

Tenure

FREEHOLD

Council Tax Band

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Contact Details

117 Union Street
Torquay
TQ1 3DW

enquiries@taylorsestates.co.uk
01803 201904

First Floor Landing

A bright and airy split level landing with a beautiful double glazed window with stained glass effect panels to the side aspect. Revealed wooden floorboards. Dado rails. Cupboard providing handy storage space. Door revealing a stair case to the loft room and doors to:-

Bedroom One - 3.91m x 3.1m (12'9" x 10'2")

A bright and spacious double bedroom with a double glazed window to the front aspect. Ceiling coving and revealed traditional floorboards. Radiator. Fitted hand wash basin with built in shelving below and to the left along with a handy storage cupboard above.

Bedroom Two - 3.74m x 3.35m (12'3" x 10'11")

A charming spacious double bedroom to the rear aspect with glazed windows and a glazed door leading out onto a decked balcony where you can enjoy a wonderful view over the rear garden and the surrounding area. Ceiling coving and painted wooden flooring. Radiator.

Bedroom Three - 3.62m x 3.6m (11'10" x 11'9")

A bright and airy double bedroom with a bay style dual aspect feel due to double glazed windows to the rear and side aspects. Ceiling coving and revealed period wooden floorboards. Radiator. Door to:-

Shower Room En Suite

A modern shower room comprising a hand wash basin with mixer tap and storage cupboard below and a fully tiled shower unit with electric shower above. Stylish fully tiled walls and tiled flooring. Extractor and radiator. Double glazed frosted window to the side aspect.

Bathroom

Fitted with a matching three piece suite comprising a pedestal hand wash basin, WC and a tiled fronted bath. Fully tiled walls and revealed wooden floorboards as flooring. Built in cupboard providing handy shelved storage space. Radiator. Double glazed frosted window to the front aspect.

Loft Room - 5.59m x 3.41m (18'4" x 11'2")

With a full staircase leading up into the room along with fully boarded flooring and walls, this space has all the potential to create another double bedroom if required or perhaps a home office. There is a double glazed roof window that provides distant views over the surrounding area along with lighting and power points. There are access doors into the eaves storage space. Please note that this area has not passed any certification and would need to be finished to comply with building regulations and / or planning permission to be used as a fully living space in the future.

Outside

To the front of the property is a level front garden and off road parking for 2/3 cars. To the rear of the property is a beautifully terraced rear garden with the feel of its own oasis. The first terrace creates a lovely sunny paved patio area which has paved steps leading down onto a turfed area with a small pond along with a mixture of mature shrubbery and a peach tree. From this level are steps leading down into a spacious and fairly level turfed area with well cared for planted borders consisting of flowering plants and mature shrubbery. This area is lovely and secluded providing a great private space to sun bathe or for the kids to play. Within this area is another small pond within a raised border, a paved seating area and green house. The property also benefits from a workshop storage area at the side of the back garden with lighting and power.

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.