



## Wallace Avenue, Torquay, TQ2 7HD

Asking Price Of £229,950

Located in the sought after area of Shiphay and convenient for local shops, schools, bus routes and Torbay Hospital is this spacious two bedroom mid terraced house. The accommodation comprises a lounge, kitchen/diner, utility room, bathroom and two spacious double bedrooms. The property also benefits from front and rear gardens. This property also obtains a parking permit for a car park area. Early viewing advised to avoid disappointment.

- 2 DOUBLE BEDROOMS
- KITCHEN/DINER
- FRONT AND REAR GARDENS
- PROXIMITY TO TORBAY HOSPITAL
- DG + GCH

### Entrance Hallway

Double glazed door with side panel to front. Stairs rising to 1st floor with under stairs storage cupboard. Inset ceiling spotlights, doors to:

### Lounge - 3.71m x 3.62m (12'2" x 11'10")

Double glazed window to front, radiator.

### Kitchen/Diner - 4.92m x 2.91m (16'1" x 9'6")

Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over and under unit lighting. Single bowl stainless steel sink unit with mixer tap. Fitted 7 burner range style gas cooker. Spaces for washing machine and fridge/freezer. 2 spacious storage cupboards, radiator. Double glazed sliding patio door to rear and glazed door into:

### Utility/ Store Room - 2.84m x 1.67m (9'3" x 5'5")

2 storage cupboards, one housing the central heating boiler. Double glazed door to side, inset ceiling spotlights.

### First Floor Landing

Access hatch to loft space which is partially boarded, doors to:

### Bedroom One - 3.85m x 2.58m (12'7" x 8'5")

Double glazed window to front. Fitted wardrobes along one wall with mirrored sliding doors. Further storage cupboard, radiator.

### Bedroom Two - 4.02m x 2.95m (13'2" x 9'8")

Double glazed window to rear enjoying an open outlook across the green, radiator.

### Bathroom

Fitted with a modern matching 4 piece white suite comprising of: Panelled double ended bath with mixer tap, corner shower cubicle with mains shower, low level WC and wall mounted wash hand basin with mixer tap. Double glazed window to rear enjoying an open outlook. Chromed ladder style radiator, tiled walls.

### Outside

To the front, the garden is laid to part lawn and part astro turf. To the rear, the garden is enclosed, mainly laid to decking with an area of turf.

GROUND FLOOR

1ST FLOOR



2 BEDS, 1 BATH, 2 FLOORS

Measurements are approximate. See to scale. Illustrative purposes only. Meas with Metrecol (2022)

### Address

Wallace Avenue, Torquay, TQ2 7HB

### Tenure

FREEHOLD

### Council Tax Band

B

### Contact Details

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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.