

21 Woodville Road

Torquay, Devon, TQ1 1LT





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**Mid Terrace Home in Quiet Sought After Residential Location
Close to Schools, Local Amenities & Transport Facilities
Flexible Layout Over 2 Floors Providing 3 Bedrooms & 2 Reception Rooms
Kitchen, Shower Room, Garden & Large Garage with EV Charger
Great Opportunity for First Time Buyers or Those Downsizing**

DESCRIPTION

This mid terrace home provides a great opportunity for the buyer to put their own stamp on the property. Situated in the Ellacombe district of Torquay, a popular residential location with both primary and secondary schools in close proximity and about a mile from Torquay town centre.

The accommodation provides three bedrooms to the first floor; 2 double and a small single which would suit an office/dressing room or conversion to a first floor bathroom. On the ground floor are two reception rooms, kitchen and shower room. This floor could be reconfigured to provide a good size kitchen/diner, lounge and utility space/ office/playroom. Alternatively, the second reception room could be used as a further bedroom.

The rear garden is accessed via the kitchen and offers sheltered patio seating with storage area and small workshop. The pretty lawned garden leads to a large garage with EV charge point and the rear access lane. The house is fitted with double glazed tilt & turn windows. Gas central heating, additional electrical sockets and internet cabling have been fitted during its current ownership.

The property, which would benefit from some refurbishment, is offered for sale with no onward chain and provides a great opportunity for first time buyers or those looking to downsize. Early viewing is highly recommended.

Ref No: 5298

Freehold

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The property comprises:-

Pathway leading to:-

FRONT ENTRANCE

With double glazed front door.

HALLWAY

With meter cupboard.

LOUNGE

11' 3" x 10' 8" (3.43m x 3.24m)

Recently decorated in stylish tones and with feature fireplace. The room is fitted with 2 x HDMI cables and an Ethernet cable conveniently located behind the wall panelling.

DINING ROOM/BEDROOM

14' 11" x 11' 3" (4.55m x 3.43m)

Feature fireplace and understairs storage cupboard. Access hatch to under floor crawl space. Potential to reconfigure into a modern kitchen/dining room

SHOWER ROOM

Refurbished with floor to ceiling tiles, heated towel rail, corner shower, WC and wash hand basin with vanity unit.

KITCHEN

8' 7" x 8' 2" (2.62m x 2.50m)

Wall mounted Glow worm combi boiler, fittings for washing machine & tumble drier, electric cooker point. Sink with drainer and storage cupboards. Potential to reconfigure into a utility room/ office/ playroom. Access to rear patio, garden and garage.

Stairs from the Hall lead to:-

FIRST FLOOR LANDING

BEDROOM 1

14' 7" x 10' 10" (4.45m x 3.30m)

Feature fireplace, built in storage cupboards, wash hand basin with vanity unit and modern wall mounted radiator.

BEDROOM 2

11' 6" x 7' 6" (3.50m x 2.29m)

Double room with feature fireplace.

BEDROOM 3/OFFICE/DRESSING ROOM

8' 6" x 6' 11" (2.58m x 2.11m)

With potential to be converted into a bathroom.

EXTERIOR

There is a small garden to the front of the property. The rear patio, storage & workshop, garden and garage are accessed via the kitchen.

GENERAL INFORMATION

TENURE

Freehold.

UTILITIES

The property is connected to mains gas, electricity and water.

COUNCIL TAX BAND C

EPC RATING E (you may want to have this reassessed)

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworth. Tel. 01803 212021.

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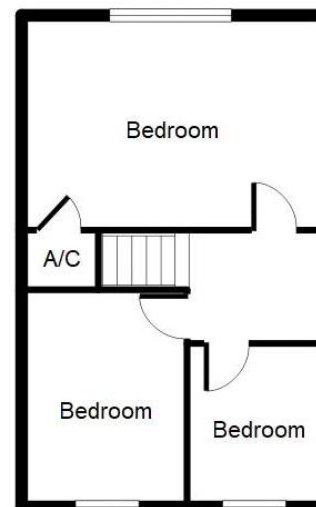
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www.bettesworths.co.uk
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Devon
TQ1 1BB



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