



Sanford Road, Torquay

Guide Price £220,000 - £230,000

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Gargan & Hart
Estate Agents

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As you enter you come into the reception hall with stairs up to the first floor and doors to principle rooms. The lounge is a spacious light and airy room with walk-in bay window which is UPVC double glazed with outlook to front, there is also an attractive feature fireplace. The dining room is another spacious area with UPVC double glazed French doors to rear, and a built-in understairs cupboard. The kitchen comes with a range of fitments comprising wall, base and drawer units, inset stainless steel sink unit with mixer tap, plumbing for automatic washing machine, as well as an inset electric cooker and 4 ring hob. The garden room is a great and flexible space that the new owner can use as desired, with access to the downstairs cloakroom. There is a window and door to the side, this would make an ideal work from home office or playroom.

On the first floor is the master bedroom which is a spacious light and airy double bedroom with UPVC double glazed window with outlook over the rear. Bedroom 2 is another double bedroom with UPVC double glazed window with outlook to front and bedroom 3 is a good-sized single with double glazed window and outlook to front. The family bathroom is a great size with double glazed window to side and rear, panelled bath, shower cubicle with electric shower, low level W/C and pedestal wash hand basin.

Outside to the front of the property there is an attractive garden with path and steps leading up to the main entrance. To the rear of the property there is a lovely garden which has a traditional wall to one side with flower beds and patio and a gate to the rear path.





STAR POINTS

- Mid-Terraced House
- 2 Reception Rooms
- Versatile Spare Room
- Good Investment or First-Time Buy
- 3 Bedrooms
- Low Maintenance Garden
- Popular Location
- Close to Schools
- Bay-Windowed Lounge



ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - TBC

There is a water meter at the property.

Check broadband Availability at Openreach
Fibre-Checker. <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-
Coverage. <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

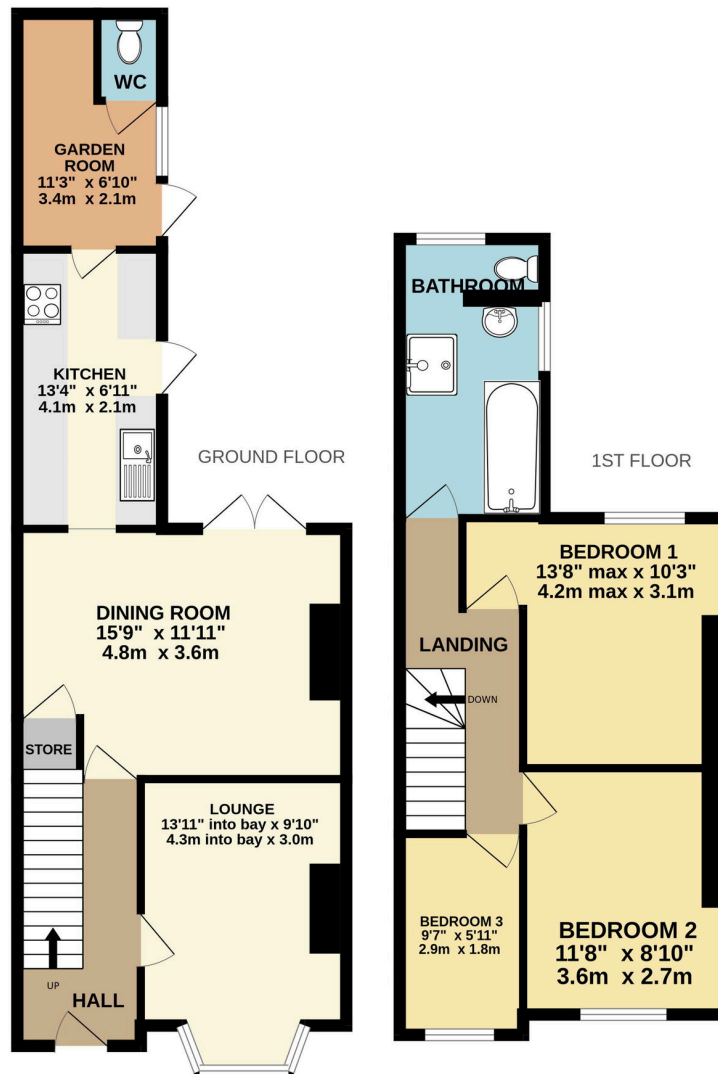
For further information or to arrange a viewing
please contact our Chelston Office on 01803
897321.

DIRECTIONS

What 3 Words: spines.occupations.belong

Sat-Nav: TQ2 6AN





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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