



Ash Hill Road, TQ1 3JB  
Torquay

 **Gargan & Hart**  
Estate Agents



Offers In Excess Of  
£375,000

This impressive semi-detached four-bedroom family home forms part of a select close located within easy access of Torquay seafront promenade, with its array of shops, restaurants, theatre, Torquay mainline train station and the nearby picturesque village of Cockington. The elegant and spacious accommodation has retained many original period features including Victorian fireplaces and ceiling roses, while also enjoying wonderful views. Outside there is parking to the front and a lovely, paved sun terrace to the side. Viewing of this CHAIN FREE, individual family home comes highly recommended.

As you enter the front door you come into a lovely, bright and breezy, good sized kitchen dining room. The kitchen is fitted with a range of wall, base and drawer cupboards, a large island with cupboards below, plumbing for dishwasher, space for fridge freezer and large Arga style cooker. All of which are a benefit of this great space. A door takes you to the generous sized lounge that again is bright and breezy with feature fireplace. A door from the lounge takes you to a walk through where you have a downstairs cloak room with low level W/C and wash hand basin. Further on you have a flexible room which could be used as a work from home office, study, playroom, whatever the new owner requires. Towards the rear of the property is the utility room with plumbing for a washing machine.

On the first floor you have 4 good sized bedrooms, master ensuite and family bathroom. The main bedroom is a great size with twin aspect windows to the front with views to the sea and side that allows light to flow in. This bedroom comes with a good size ensuite with low level W/C, wash hand basin and bath with shower over. Bedroom 2 is another double bedroom with a double-glazed window with views to the sea. Bedrooms 3 and 4 are also a generous size. The family bathroom has a panelled bath with shower over, low level W/C and wash hand basin.

To the front, as you enter the select development you come to the front of the property where you will find parking for 2 cars. Steps lead you up to the paved patio where you will find a lovely seating area with distant sea views. The rest of the garden is laid to lawn and is a lovely feature of this property with a timber shed and 2 large timber out houses with power and light.







## STAR POINTS

- Semi-Detached House
- NO ONWARD CHAIN
- Close to Town
- Close to Sea Front
- 4 Good Sized Bedrooms
- Recently Updated
- Good Sized Garden
- Parking
- Sea Views
- Private Close



## ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - D

Local Authority - Torbay Council

EPC - C

In a conservation area.

Tree in garden has a preservation order.

There is a water meter at the property.

If at any point the windows need replacing, it is required by Torbay Council that they are replaced like for like.

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>

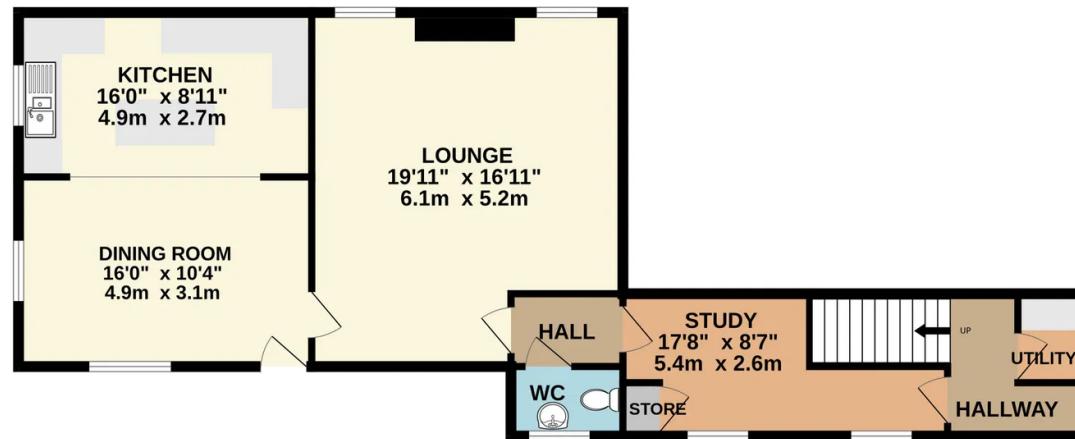
## VIEWING ARRANGEMENTS

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

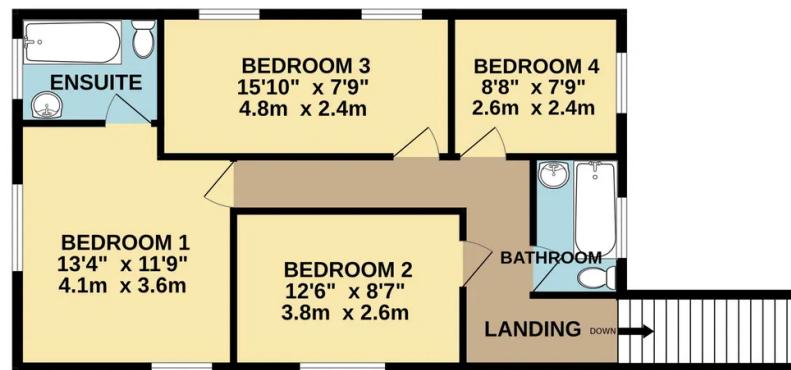
## DIRECTIONS

What 3 Words: bets.hurry.waddle  
Sat-Nav: TQ1 3JB

## GROUND FLOOR



## 1ST FLOOR



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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