



Ruckamore Road, TQ2 6HF

Offers Over £325,000

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Gargan & Hart
Estate Agents

Ruckamore Road, TQ2 6HF

The accommodation is accessed from the front, via a central path leading up to a canopied main entrance. This, in turn, opens to an entrance vestibule, before continuing to a welcoming reception hall with stairway to the first level. The ground floor provides a modern open plan lounge and kitchen-diner. The lounge benefits from a large walk-in bay window and decorative period fireplace. The room oozes character and is bright and breezy. The modern kitchen dining area is fully equipped with a range of wall, base and drawer units, in addition there is a dual fuel cooker with extractor unit and canopy over, space for fridge freezer and dishwasher, sink drainer unit and door to a separate utility room with plumbing for a washing machine. A double-glazed door leads you to steps that take you to your garden. Another internal door from the kitchen takes you to your good size basement that could easily be converted into whatever you need, workshop, home office or extra reception rooms. Door from the basement also leads you to the garden.

To the first floor the family bathroom is located on the split-level landing and incorporates low level W/C, wash hand basin and panelled bath with shower over. The master bedroom is a good size and bright and breezy with a walk-in bay window with sea glimpse. There is an ensuite shower room with shower cubicle, low level W/C and wash hand basin. The second bedroom is also a good size double with built in cupboard and window with outlook over garden and bedroom 3 is another good size single. Stairs lead you to top level which has 2 further bedrooms, 1 double and 1 good sized single, both with nice views to the sea. On this level there is also a good size shower room with shower cubicle, low level W/C and wash hand basin.

To the rear you have a nice size family garden which is enclosed by timber fencing and has been laid to lawn making it perfect for all the family to enjoy, relax and entertain al fresco! A path and steps to one side of the garden lead down to a rear gate providing access on to Marcombe Road where you will find off road parking for two cars.





STAR POINTS

- Spacious Family Home
- NO ONWARD CHAIN
- Recently Updated
- 5 Bedrooms
- Versatile Basement
- Off-Road Parking
- Close to Amenities
- 3 Bathrooms (1 Ensuite)
- Beautifully Presented
- Close to Sought After Schools





ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - E

Local Authority - Torbay Council

EPC – C

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>

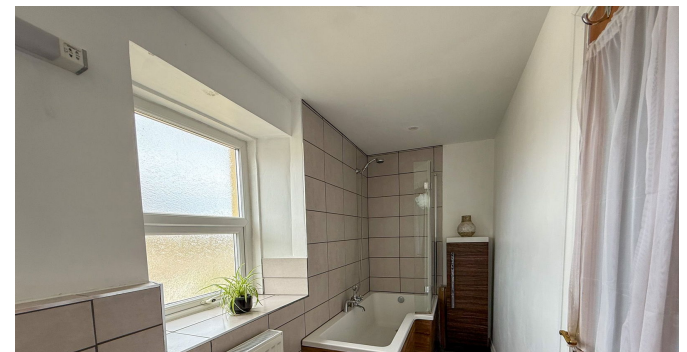
VIEWING ARRANGEMENTS

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

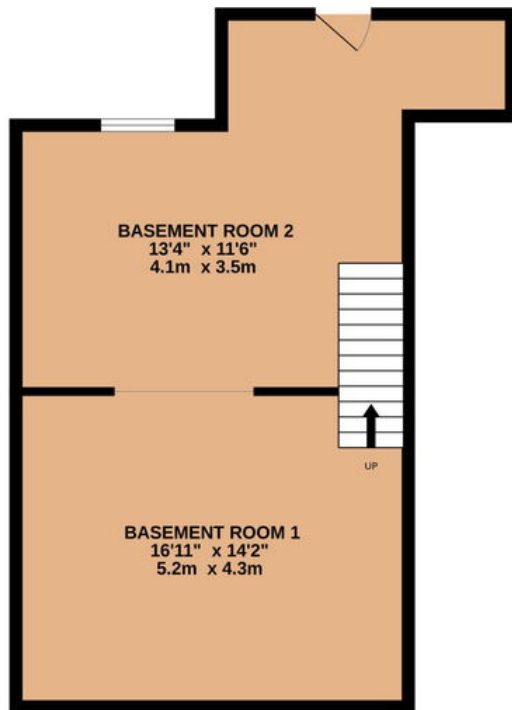
DIRECTIONS

What 3 Words: fetches.dispensed.weeks

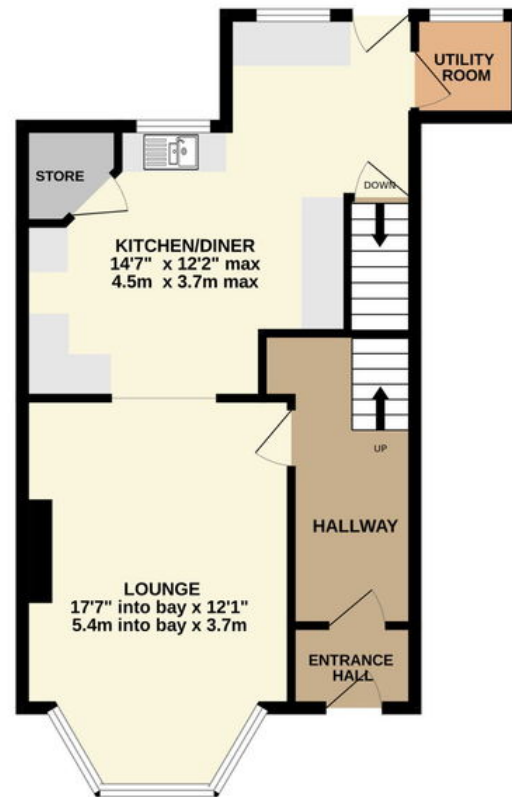
Sat-Nav: TQ2 6HF



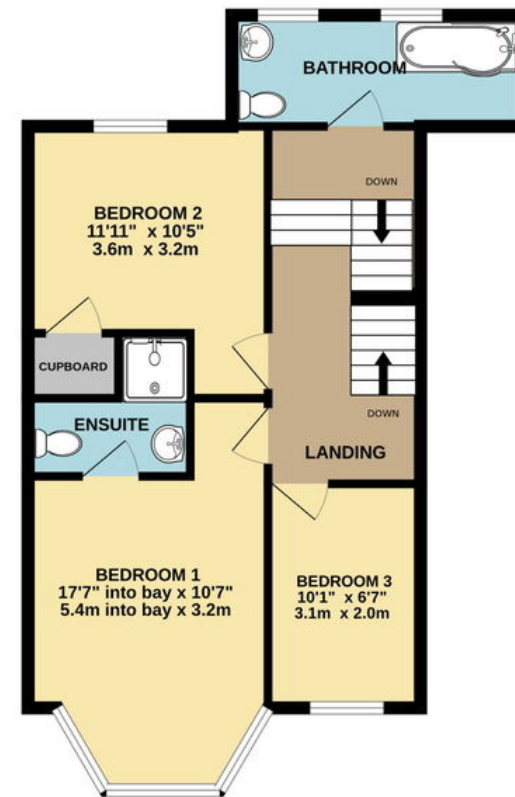
BASEMENT



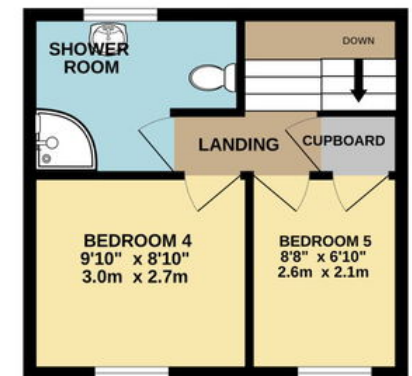
GROUND FLOOR



1ST FLOOR



2ND 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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