



Connells

Derwent Road
Torquay



Property Description

Located within the popular area of Plainmoor with easy access to local school, shops and bus routes is this period terraced house. On the ground floor are 2 receptions, kitchen and utility and on the 1st floor are 3 bedrooms with master en-suite shower room and family bathroom. The property is double glazed and gas centrally heated. Unrestricted on road parking, front and rear gardens. Offered for sale with no onward chain.

LOCATION AND AREA:

Torquay originated as a Victorian spa, later becoming a much loved tourist destination with its long sandy beach at Tor Abbey and more secluded beaches at Meadfoot, Babbacombe and Oddicombe; Torbay is often referred to as the English Riviera. Torquay Harbour and Marina are situated at the bottom end of the town, just a short walk from Tor Abbey Sands and offers a range of shops, cafes and restaurants; many of whom serve fresh local seafood and locally sourced produce.

GETTING AROUND THE SOUTH WEST

By Train: The main railway station at Torquay is located near the seafront and has direct services to London Paddington, Birmingham and Bristol.

By Air: Exeter Airport is just 26 miles away offering both International and UK flights throughout the year.

Regional Cities and Places of Interest: The City of Exeter is approximately 25 miles away and the historic naval City of Plymouth 32 miles. Dartmoor National Park is approximately 15 miles away.

Entrance Porch

Double glazed door to front, door to:

Entrance Hall

Stairs rising to 1st floor with under stairs storage cupboard. Radiator and doors to:

Dining Room

12' 9" x 10' 7" (3.89m x 3.23m)
Double glazed window to rear, vertical panelled radiator. Glazed door to kitchen and double doors to:

Lounge

12' 11" into bay x 12' 11" max (3.94m into bay x 3.94m max)
Double glazed bay window to front, coal effect gas fire with mantle and surround, vertical panelled radiator.

Kitchen

12' 6" x 9' 9" (3.81m x 2.97m)
Fitted with a modern matching range of wall and base mounted units and drawers with roll edge work surface over. 1.5 bowl sink unit with expandable mixer tap. Fitted electric oven and hob with cooker hood above. Integrated microwave and dishwasher, space for American style fridge/freezer. Central heating boiler, double glazed window to rear. Connecting door to hallway and door to:

Utility Room

11' 10" x 5' 5" (3.61m x 1.65m)
Spaces for washing machine and tumble dryer. Double glazed windows to side and rear, double glazed door to rear.

1st Floor Landing

Stairs to loft, doors to bedrooms and doorway to:

Dressing Area

7' 3" x 4' 8" (2.21m x 1.42m)

Domed skylight, radiator. Door to:

Bathroom

Fitted with a matching 3 piece white suite comprising of: Panelled bath with mains shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below. Double glazed window to side, tiled walls and flooring, radiator.

Bedroom 1

12' 7" x 10' 9" max (3.84m x 3.28m max)

Double glazed window to rear, radiator. Doorway with steps down to:

Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with mains shower, low level WC and wash hand basin with mixer tap set into vanity unit with cupboard below. Radiator and extractor fan.

Bedroom 2

11' 10" x 8' 4" max (3.61m x 2.54m max)

Double glazed window to front, radiator.

Bedroom 3

8' 7" x 7' 6" (2.62m x 2.29m)

Double glazed window to front, radiator.

Loft

15' 4" max x 13' 3" (4.67m max x 4.04m)

Overall measurements as separated into 2 areas. Some limited head height with part sloping ceiling. Stairs up from landing. 2 double glazed skylight windows to rear, access to eaves storage.

Outside

To the front of the property is a small paved garden. To the rear, the garden is level with a decked sun terrace, lawn and stone chipped bedding area. A gate gives access to the rear service lane.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01803 213 641
E torquay@connells.co.uk

115 Union Street
 TORQUAY TQ1 3DW Council Tax Band C **EPC Rating: E**

view this property online connells.co.uk/Property/TQY313578

Tenure: Freehold



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