





## Property Description

Conveniently located in the outskirts of the town centre is this spacious end-terraced house. The property is currently arranged as a HMO and the accommodation comprises of 6 bedrooms- all ensuite with a 7th ensuite bedroom being used as a lounge, kitchen, double glazed, electric heating and patio garden.

### Entrance Hall

Door to front. Stairs rising to 1st floor with understairs storage cupboard. Doors to:

### Kitchen

19' 3" x 8' 11" max ( 5.87m x 2.72m max )  
Fitted with a matching range of wall and base mounted units and drawers with roll edge work surface over. 2 stainless steel sink units with mixer taps. 2 electric ovens with electric hobs and cooker hoods above. Spaces for American style fridge/freezer, washing machine and further appliance. Double glazed windows to side and rear, double glazed door to rear.

### Bedroom

10' 5" x 10' 4" min ( 3.17m x 3.15m min )  
Double glazed window to rear, electric radiator, door to:

### Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan.

### Lounge/Bedroom

13' 5" max x 12' 11" + recess ( 4.09m max x 3.94m + recess )  
Double glazed window to front, door to:

### Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with

electric shower, low level WC and pedestal wash hand basin. Extractor fan.

### 1st Floor Landing

Stairs up to top bedroom, doors to:

### Bedroom

9' 8" x 8' 4" ( 2.95m x 2.54m )  
Double glazed window and electric heater, door to

### Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan.

### Bedroom

10' 9" x 10' max ( 3.28m x 3.05m max )  
Double glazed window and electric heater, door to

### Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan.

### Bedroom

11' 2" min x 9' 10" max ( 3.40m min x 3.00m max )  
Double glazed window to front, door to:

### Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan.

## Bedroom

14' 2" max x 9' max ( 4.32m max x 2.74m max )

Double glazed window to front, door to:

## Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan.

## Top Floor

### Room

9' x 5' 11" ( 2.74m x 1.80m )

Breakfast bar, door to ensuite and door to bedroom.

## Ensuite

Fitted with a modern matching 3 piece white suite comprising of: Shower cubicle with electric shower, low level WC and pedestal wash hand basin. Extractor fan. Double glazed skylight window.

## Bedroom

18' 5" x 7' 7" ( 5.61m x 2.31m )

Some limited head height with sloping ceiling, double glazed skylight window and electric heater.

## Outside

To the rear of the property is a garden which is concreted for ease of maintenance with flower bed borders. A gate gives access across the rear of the adjoining properties to a side access 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](http://www.focalagent.com)

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**T 01803 213 641**  
**E [torquay@connells.co.uk](mailto:torquay@connells.co.uk)**

115 Union Street  
 TORQUAY TQ1 3DW

Council Tax Band: C

EPC Rating: E

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Tenure: Freehold



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