



**TAILOR MADE**  
SALES & LETTINGS



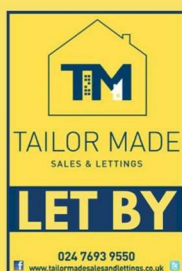
## Torbay Road

Allesley Park, Coventry, CV5 9JY

£1,250 Per Calendar Month



## ANOTHER PROPERTY



**TAILOR MADE**



# Torbay Road

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## Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this excellent family home, located in Allesley Park, Coventry.

To the ground floor, this well sized end terraced property benefits from a kitchen diner, separate reception room, utility & guest W/C.

To the first floor there are 3 bedrooms, two of which are doubles, as well as the family bathroom.

Externally the property boasts a driveway for two vehicles to the front, as well as a large garden to the rear.

Presented unfurnished. Available now.

## Front of Property

End Terraced property with driveway for two vehicles, entrance porch way.

## Porch

Entrance Porch leading to hallway.

## Hallway

Hallway with doors to all principle ground floor rooms, stairway to first floor & storage cupboard.

## Reception

Bay fronted reception room with log burner & shutters.

## Kitchen Diner

Kitchen Diner with a selection of wall and floor units. French doors to rear garden. Access to utility.

## Utility

Utility with space for washer & dryer. Access from kitchen & garden. Access to guest W/C.

## Guest W/C

Guest W/C with toilet & compact vanity sink.

## Stairway

Stairway to first floor landing, with doors to all first floor rooms.

## Bedroom One

Double bedroom. Bay fronted with shutters.

## Bedroom Two

Double bedroom with large wardrobe, window to rear aspect.

## Bedroom Three

Single bedroom to the front aspect of the property, window with shutters.

## Family Bathroom

Family Bathroom with bath with thermostatic bar shower over, vanity sink & W/C. Privacy glazed window to the rear aspect.

## Rear Garden

Large rear garden. Patio area, large lawn & garage.

## Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Tel: 024 76939550

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

## ABOUT US

Tailor Made Sales & Lettings is a family run business established in 2016. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 17 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial

Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.

If you would like to know more about the services we provide and you have a property to sell then you can visit the packages section of our website on [www.tmonline.co.uk/packages/](http://www.tmonline.co.uk/packages/)



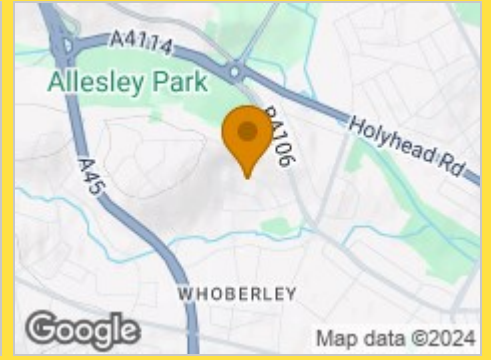
## Road Map



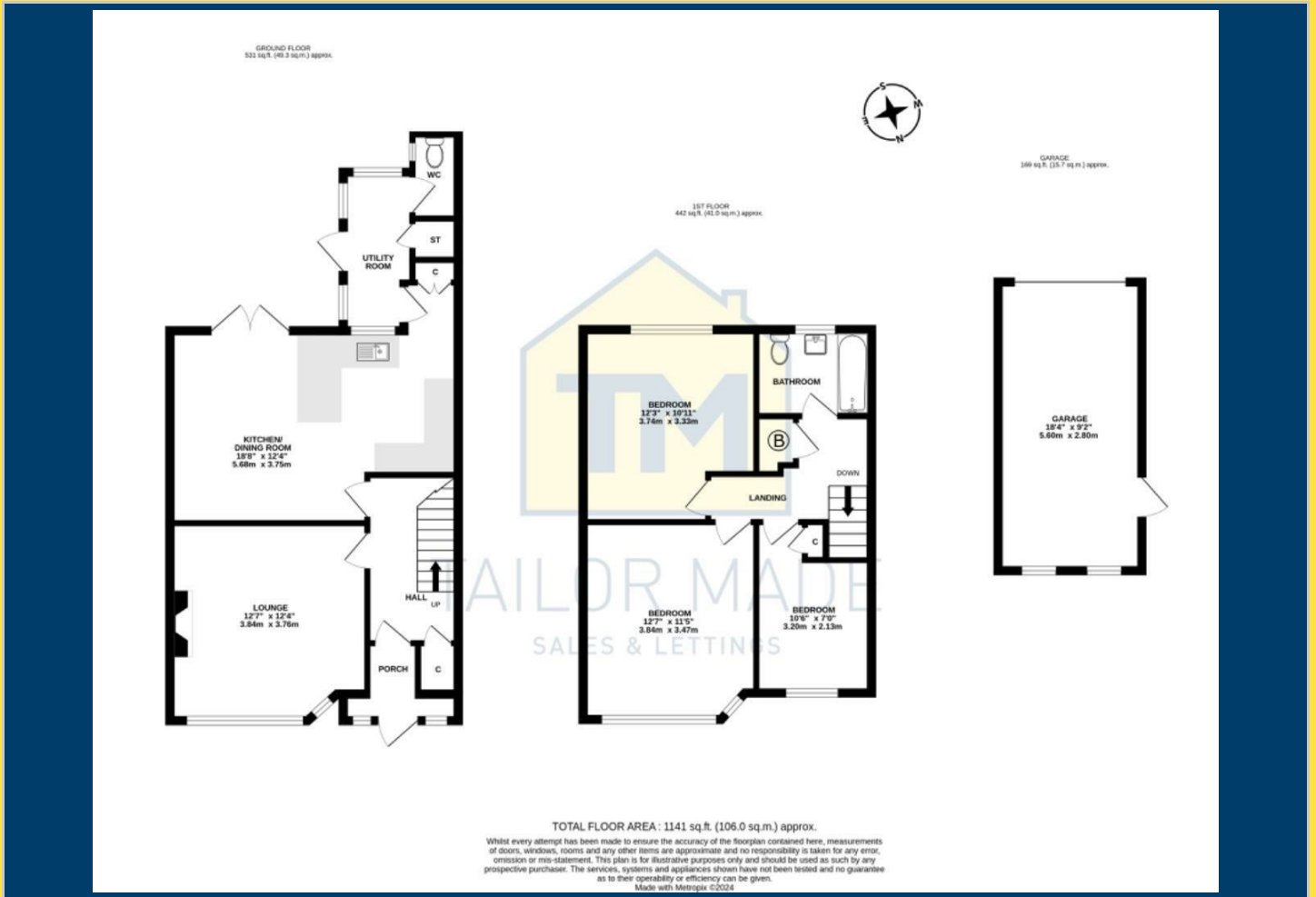
## Hybrid Map



## Terrain Map



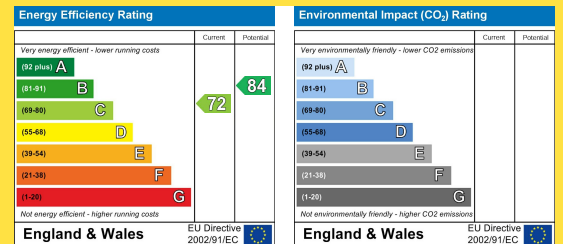
## Floor Plan



## Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.