



ABSOLUTE



Elm Crest

Cricketfield Road, Torquay

This substantial and spacious four bed semi detached residence was built around 1900 and offers versatile accommodation and has been well looked after over the years by the current owner and retains many original features. The ground floor is accessed via an entrance vestibule which leads to a most spacious reception hallway with attractive fireplace. There is a bay windowed living room and separate dining room with feature log burner and patio doors giving access to the rear garden, a fitted kitchen, downstairs double bedroom and en suite four-piece bathroom/WC. The first floor has three further double bedrooms, one with a dressing room, and stairs up to a useful loft room/occasional bed five and there is a further four-piece bathroom/WC and separate WC.

Outside there is ample parking to the front for several vehicles leading to the tandem length garage with utility to the rear. The rear garden is level and laid largely to lawn with patio area and is enclosed by timber fencing with two useful brick built workshops.



REAR GARDEN

The rear garden is level and laid largely to lawn with patio area and is enclosed by timber fencing with two useful brick built workshops.

Off street

Outside there is ample parking to the front for several vehicles.

Garage

The tandem length garage benefits from a utility to the rear.



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Cricketfield Road, Torquay



The property occupies a popular residential position opposite Torquay Academy and within close proximity to both Grammar schools, Torbay Hospital and the ring road which connects to Newton Abbot and Exeter. Both Torquay sea front and town centre are both within approximately 1.5 miles distance with its further array of shops, amenities and facilities. An early inspection is essential to appreciate the size, position and condition the accommodation boasts.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

- A substantial semi detached Victorian residence close to Torquay Academy, both Grammar schools and Torbay Hospital
- Entrance vestibule, spacious reception hallway and feature fireplace
- Bay windowed sitting room and separate dining room
- Fitted kitchen with built in appliances
- Ground floor bedroom with four piece en suite bathroom/WC
- Spacious first floor landing
- Three further double bedrooms one with dressing room and useful loft room/occasional bedroom five
- Four piece bathroom/WC plus separate WC
- Tandem length garage and ample off road parking
- Level enclosed rear garden, utility area and two brick built workshops



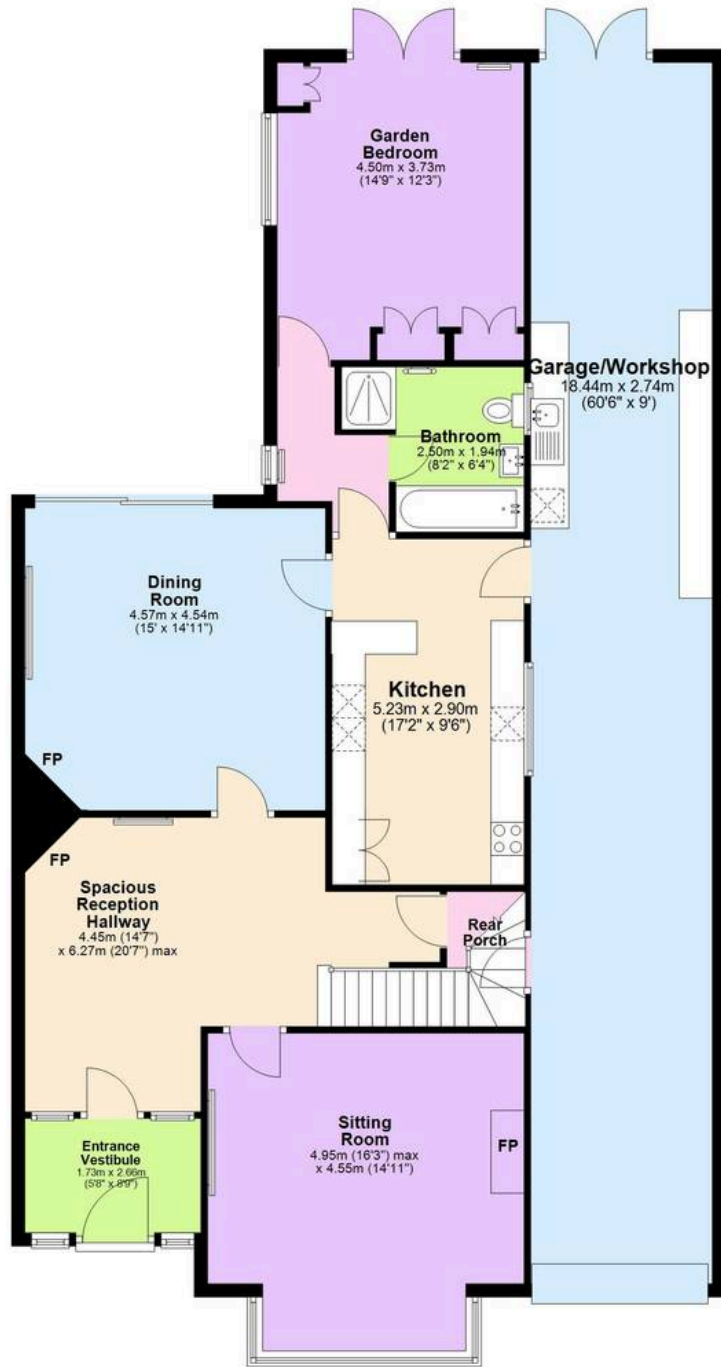


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Ground Floor

Approx. 165.5 sq. metres (1781.0 sq. feet)



First Floor

Approx. 83.2 sq. metres (895.5 sq. feet)



Second Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



Total area: approx. 279.2 sq. metres (3005.8 sq. feet)





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