



CHATSWORTH ROAD, TORQUAY, TQ1 3BJ

Pincombe's
estate agents



A SPACIOUS 5/6 BEDROOM BAY FRONTED HOUSE REQUIRING WORKS

This substantial terraced House provides an ideal opportunity for applicants seeking to undertake a project and is offered for sale with no onward chain. The property benefits from a total living area of 1776.05 sq.ft (165 sq.m), and whilst it does require complete refurbishment, has the potential to become a lovely family home. Currently, the accommodation comprises GROUND FLOOR: Hallway, Living room, Dining Room, Kitchen, Utility, Cloakroom, and 3rd Reception Room/Bedroom 6 FIRST FLOOR: 5 Bedrooms and a Bathroom. Outside, there are front and rear gardens, a useful Garden room and a Garage (requiring remedial works).

Conveniently located between Babbacombe and the town centre, the property enjoys easy access to shops, schools, supermarkets, health practitioners and a range of leisure and sport facilities, as well as being about a mile from Torquay sea front and coast for waterside restaurants, beaches, coves, and the scenic southwest coast path. For travelling and commuting, Torquay station is located just off the sea front with regular services to major hubs including London Paddington, and the South Devon bypass from Torquay provides direct access to the A380/M5, from where Exeter and Bristol Airports can be easily reached providing national and international flights.

BY APPOINTMENT – PHONE 01803 200067

The Accommodation Comprises:

GROUND FLOOR

Wooden front door into:

COVERED ENTRANCE PORCH Dado rail. Wooden door with glazed inset and matching inset panel over into:

HALLWAY Radiator. Stairs rising to first floor accommodation.

LIVING ROOM 23'9" x 12' (7.25m x 3.67m) max UPVC double glazed bay window to front. 2 x Radiators. Coving. Fireplace on a raised tiled hearth. Built-in cupboard housing the meters and fuseboard. UPVC double glazed window to rear.

DINING ROOM 14'8" x 14'2" (4.47m x 4.33m) max UPVC double glazed bay window to front. Radiator. Coving. Wooden fireplace surround and gas fire.

KITCHEN 14'1" x 8'3" (4.30m x 2.51m) max Tiled walls. Worksurfaces and range of base and eye-level units. Space for cooker. Inset sink, unit and double drainer. UPVC double glazed window to rear with a pleasant outlook over the area towards Warberry Copse. Door to:

UTILITY 6'2" x 6'2" (1.88m x 1.88m) Worktop with Belfast sink. Part tiled walls. Door to garden.

CLOAKROOM UPVC high level Window to rear. Low level W.C. Potterton gas boiler.



RECEPTION/BEDROOM 6 10' x 9'8" (3.04m x 2.96m)

max 2 x UPVC high level windows to rear. Radiator. Door to garden.

FIRST FLOOR

HALF LANDING UPVC double glazed window to rear enjoying a view across the surrounding area towards Warberry Copse.

BEDROOM 4 10'4" x 9'9" (3.14m x 2.97m)

2 x UPVC double glazed windows to rear with views towards Plainmoor and Warberry Copse. Radiator. Hatch to roof space. Pedestal wash basin with tiled splashback.

BATHROOM

Panelled bath. Pedestal wash basin. Low level W.C. Radiator. UPVC obscure glazed window to rear.

MAIN LANDING

BEDROOM 1 14' x 13'2" (4.26m x 4.00m)

UPVC double glazed window to front. Radiator. Pedestal wash basin with tiled splashback.

BEDROOM 2 11'8" x 11'7" (3.56m x 3.53m)

UPVC double glazed window to front. Wall mounted wash basin with tiled splashback. Radiator.

BEDROOM 3 11'5" x 10'6" (3.47m x 3.21m)

UPVC double glazed window to rear with views over the surrounding area. Wall mounted wash basin. Radiator.



BEDROOM 5 9'1" X 8'5" (2.78m x 2.57m) UPVC double glazed window to front. Radiator.

OUTSIDE The front is approached via a pathway with a level paved garden to either side, and enclosed by established hedging. The rear garden, which requires maintenance, is a good size and comprises of paved and gravelled areas. **UNDERHOUSE STORAGE AREA.**

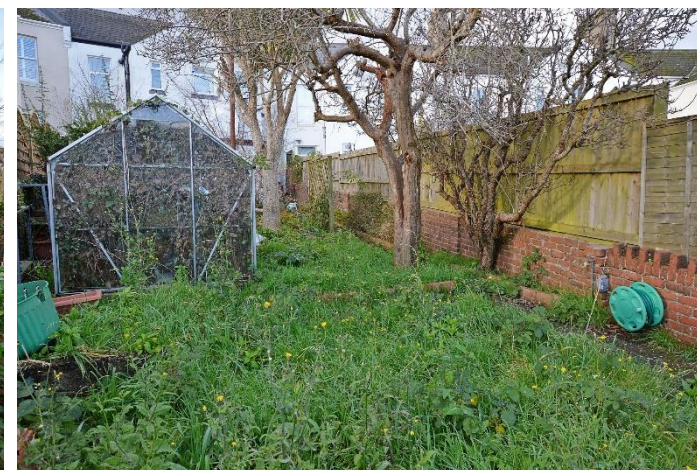
GARDEN ROOM 6'10" x 6'9" (2.07m x 2.06m) UPVC double glazed window to rear. Radiator.

Pathway to rear access gate and **SINGLE GARAGE** (requiring work)

ADDITIONAL INFORMATION

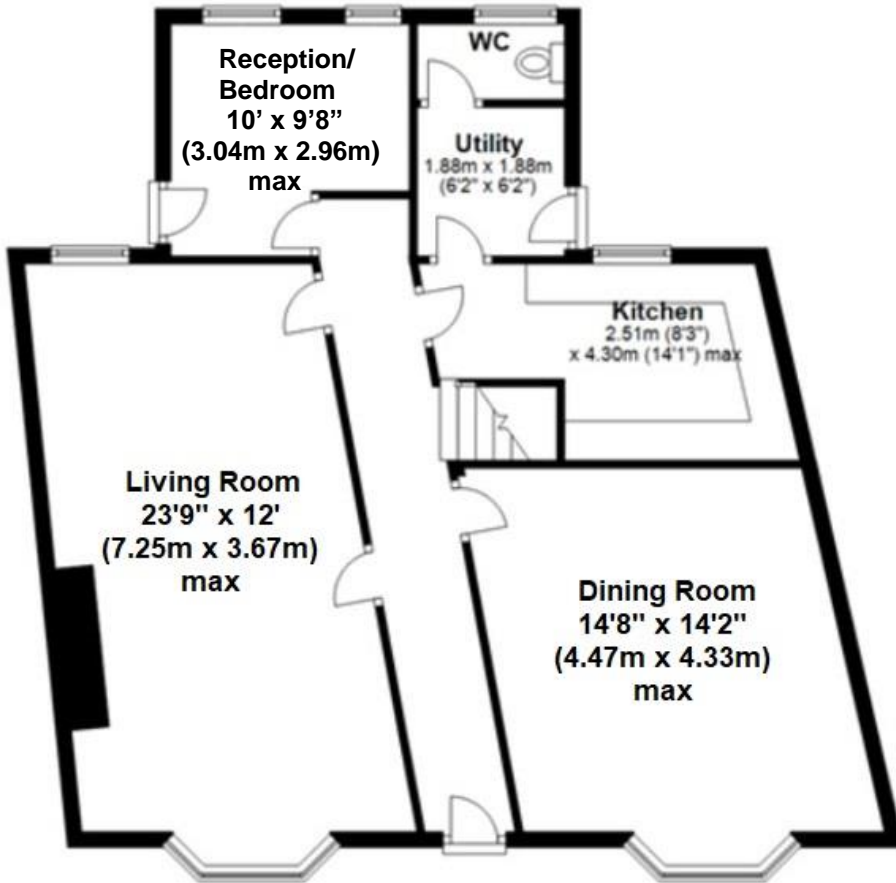
TENURE – Freehold

COUNCIL TAX – Band D

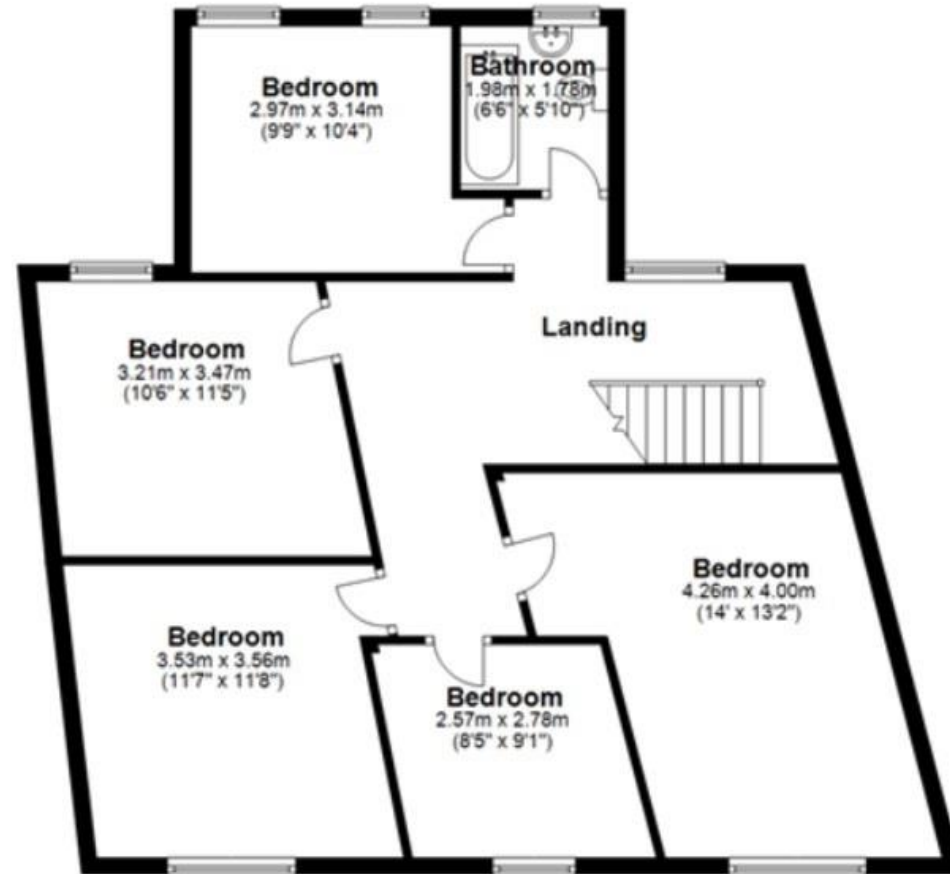




GROUND FLOOR



FIRST FLOOR



TOTAL APPROXIMATE LIVING AREA: 1776.05 Sq. ft (165 Sq. m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		