



26 ROSERY ROAD, CHELSTON, TORQUAY, TQ2 6AX

Pincombe's
estate agents

A PRETTY, TERRACED COTTAGE IN A LEVEL LOCATION & WITHIN A 5 MINUTE WALK OF TORQUAY SEA FRONT



TORQUAY SEA FRONT

We are delighted to offer for sale, this charming mid terrace cottage in a tucked away spot, yet perfectly located for the sea front and local shopping amenities, which are a just short stroll away. As well as having the sea front and beach on your doorstep, there are several green parks to enjoy in the area including Sherwell Park and Torre Valley. A good range of shops are closeby in the parades at Old Mill Road and Walnut Road, where you will also find a bus service covering the local area and the main town centre. For commuting or leisure trips, Torquay train station is within walking distance of the property with regular trains to Exeter city centre and London, Paddington.

The home is offered for sale with the benefit of no onward chain and the accommodation comprises: Hallway, Lounge/Diner, and Kitchen on the ground floor with 3 Bedrooms and a Bathroom on the first floor. Outside, there is a paved garden with a sunny aspect to the front and an enclosed courtyard garden to the rear, with plenty of space for potted plants and garden chairs.

VIEWING HIGHLY RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR UPVC double glazed door with inset half-moon panel opening into:

HALLWAY Stairs rising to first floor accommodation. Large storage recess. Radiator. Coved ceiling.

LOUNGE/DINER LOUNGE 11'7" x 9'9" (3.54m x 2.97m)

UPVC double glazed window with leaded light inset to rear. Radiator. T.V. aerial point. Coved ceiling. Built-in storage cupboard housing the fuseboard and meters. Through to: **DINING ROOM 14'8" x 11'2" (4.48m x 3.40m)** UPVC double glazed window with leaded light inset to front, overlooking the garden. Radiator. T.V. aerial point. Wall mounted electric fireplace suite. Coved ceiling.

KITCHEN 17'3" x 5'6" (5.26m x 1.67m) Worksurface with inset 1.5 stainless steel sink, drainer unit and range of country style units beneath. Eye-level units and open corner display shelving with spindles. Space and plumbing for washing machine. Integrated fridge and freezer. 4-ring gas hob and built-in oven with storage above. Tiled floor. Radiator. Part tiled walls. Coved ceiling. UPVC double glazed window with leaded light inset, overlooking the rear. UPVC high level window to rear. UPVC stable style door opening to the rear courtyard.

FIRST FLOOR LANDING Hatch to partly boarded roof space. Coved ceiling.

BEDROOM 1 11'11" x 9' (3.64m x 2.74m) UPVC double glazed window with leaded light inset to rear. Radiator. Coved ceiling.



BEDROOM 2 10'11" x 7'10" (3.33m x 2.39m) UPVC double glazed window with leaded light inset to front. Coved ceiling.

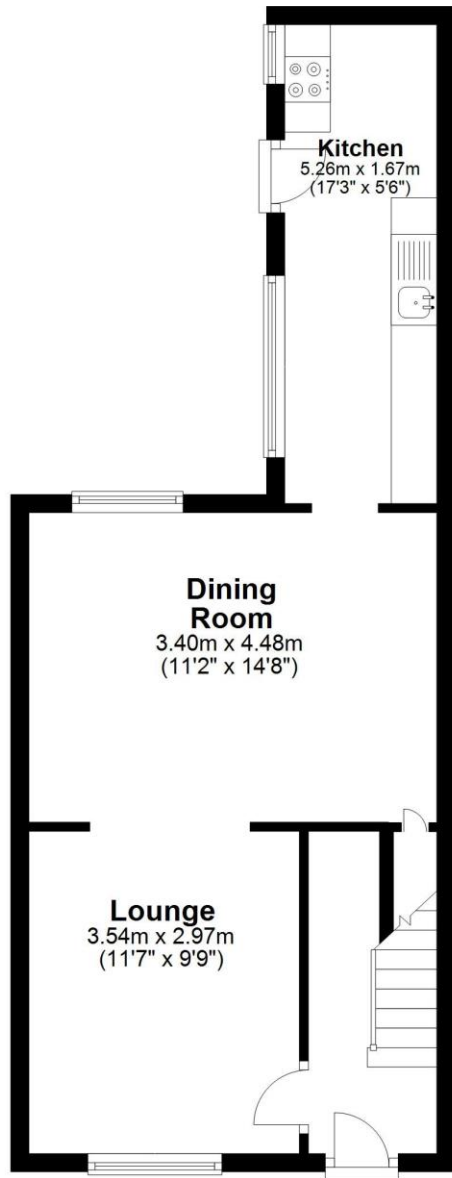
BEDROOM 3 6'10" x 5'5" (2.09m x 1.64m) UPVC double glazed window with leaded light inset to rear. Radiator. Coved ceiling.

BATHROOM Panelled corner bath with shower attachment, rail and curtain. Pedestal wash basin with light and shaver point. Low level W.C. Tiled walls. Radiator. Tiled floor. Extractor fan. Coved ceiling. UPVC obscure glazed window to rear.

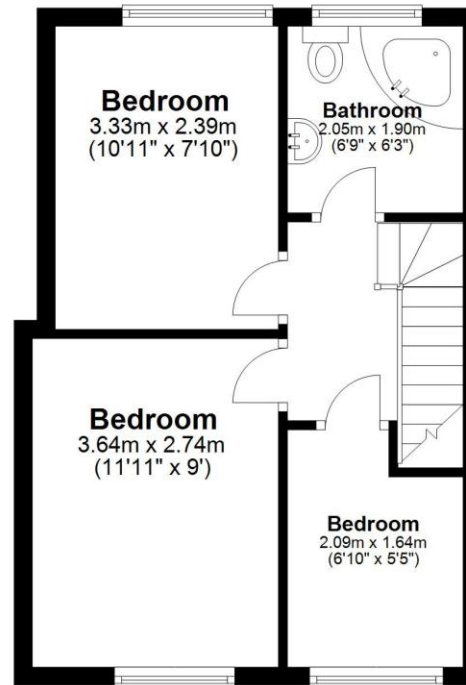
OUTSIDE The property is approached via a wrought iron gate and pathway leading to the front door. To one side of the path, there is a gravelled border and to the other, a paved garden area enjoying a sunny aspect, with central gravelled bed. To the rear there is a pretty, tiled courtyard which is level and enclosed with ample space for pots/plants and garden chairs. Water tap. **LARGE GARDEN/BICYCLE STORE** housing the Gloworm boiler and providing ample space for storage. Wooden gate to the rear service lane.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

Tenure – Freehold
Council Tax Band - B

26 Rosery Road, Torquay