



17 ST PAULS ROAD, PLAINMOOR, TORQUAY, TQ1 3QD

Pincombe's
estate agents



A MID TERRACED HOUSE IN A LEVEL LOCATION CLOSE TO SHOPS & SCHOOLS, WITH OFF ROAD PARKING FOR 2 CARS

This terraced House comes to the market with the benefit of no onward chain and has been re-decorated throughout to include new electrics, UPVC double glazed units and newly painted walls in light, neutral colours. The accommodation is presented over 2 floors comprising Hall with large walk-in storage area, Lounge, Dining Room, Kitchen, Inner Hallway with built-in storage, and a Bathroom on the ground floor, and 3 Bedrooms on the first floor. Outside, to the rear there is a level garden which is mainly paved with decked areas, and a good size Parking area offering potential for the erection of a Garage, subject to the usual planning permissions.

St Pauls Road is conveniently situated just off the St Marychurch Road, allowing easy access to the town centre, Babbacombe and St Marychurch with a wide range of amenities including shops and supermarkets, schools, and health practitioners. There are a variety of sports facilities and outdoor recreations to enjoy within easy reach of the property, with the local indoor swimming pool closeby and tennis courts, sheltered coves and beaches, parks and gardens, all located within approximately 1 mile. For commuting and travelling, Torre station is a 5-minute drive away with services to Exeter, Manchester and London Paddington, and the south Devon expressway provides road links to the A38 and M5 motorway.

The Accommodation Comprises:

GROUND FLOOR

UPVC double glazed front door with obscure glazed inset and matching panel over into:

ENTRANCE PORCH Meter and fuseboards. Wooden door into:

HALLWAY Coved ceiling. Walk-in storage area with power and light. Stairs rising to first floor accommodation.

LOUNGE 12'10" x 11'7" (3.90m x 3.54m) UPVC double glazed window to front. Radiator. Coved ceiling. Built-in storage cupboard housing the gas meter.

DINING ROOM 12'10" x 11'7" (3.90m x 3.54m) Coved ceiling. Radiator. 2 x Understairs cupboards with ample space for storage.

KITCHEN 11'7" x 7'10" (3.52m x 2.39m) Wooden effect worksurfaces on 2 sides with inset stainless steel sink unit and storage cupboard beneath. Range of gloss storage units and matching eye-level units. Part tiled walls. Fitted 4-burner gas hob with oven beneath. Space for fridge/freezer. UPVC double glazed window to rear overlooking the garden. UPVC door to garden.

INNER HALLWAY Built-in floor to ceiling cupboard with shelving and ample storage. Radiator.



BATHROOM Panelled bath with shower, rainfall head and glazed screen. Vanity unit with inset wash basin and storage drawers under. Low level W.C. Spotlights. Panelled walls. Radiator. Extractor fan. UPVC obscure glazed window to rear.

FIRST FLOOR LANDING Hatch to roof space.

BEDROOM 1 16'1" x 11'3" (4.90m x 3.44m) UPVC double glazed window to rear, overlooking the area. Radiator. Coved ceiling. Built-in cupboard with slatted shelving.

BEDROOM 2 12'1" x 8'6" (3.68m x 2.59m) UPVC double glazed window to front. Radiator. Coved ceiling.

BEDROOM 3 8'10" x 6'4" (2.70m x 1.93m) UPVC double glazed window to front. Radiator. Coved ceiling. Built-in cupboard housing the Logic gas boiler.

OUTSIDE The rear garden is level and mainly paved with 2 raised decks and adjoining raised borders. Natural stone walling. Large, gravelled **PARKING** area with space for 2 cars leading to the service lane. There is space here for the erection of a Garage, subject to the usual planning permissions.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band B



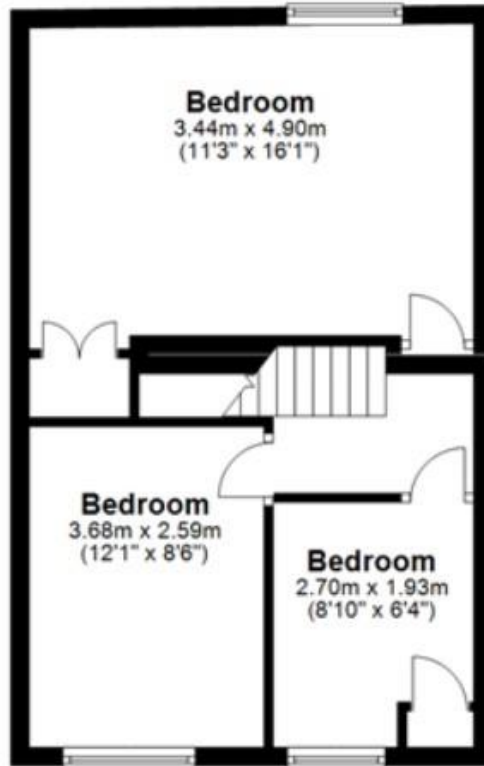
Ground Floor

Approx. 56.4 sq. metres (606.6 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



Total area: approx. 93.3 sq. metres (1004.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		