



55 CHATSWORTH ROAD, TORQUAY, TQ1 3BJ

Pincombe's
estate agents



A SUPERBLY PRESENTED END TERRACED HOUSE OFFERING SUBSTANTIAL ACCOMMODATION, INCLUDING A SEPARATE SELF-CONTAINED FLAT

Situated between Babbacombe and town, this handsome double fronted family home is ideally placed close to local shops, supermarket, schools, health practitioners and a variety of both indoor and outdoor sport/leisure facilities in the surrounding areas. There are plenty of open spaces and parks to enjoy closeby, along with beaches and access to the scenic southwest coastal path. Torquay town centre is approximately ½ a mile away for a more comprehensive range of shopping facilities, and for travelling and commuting, Torquay railway station is about 5 minutes away with regular services to Exeter, Manchester and London Paddington.

The property benefits from spacious accommodation within the main house, along with the advantage of a completely self-contained flat at garden level, providing the opportunity for home and income, or as additional accommodation for family. The accommodation is tastefully presented and comprises Hallway, Sitting Room, Study/Office, fabulous open plan Lounge/Diner, fitted Kitchen/Breakfast room, Utility and Shower room on the ground floor, with 4 double Bedrooms (Master en-suite) and a family Bathroom on the first floor. At garden level, the self-contained Flat comprises Hallway, Open plan Lounge/Diner, Kitchen, 2 Bedrooms and a Bathroom. The front garden is mainly gravelled with surrounding borders and the enclosed rear garden comprises of a terrace, paved patios and a lawn with a variety of established shrubs and trees. There is a large Parking forecourt for approximately 6 vehicles, as well as a separate Garage/Workshop.

The Accommodation Comprises:

GROUND FLOOR Wooden front door with stained glass inset into:

ENTRANCE VESTIBULE Dado rail. Coved ceiling. Archway through to:

HALLWAY Dado rail. Radiator. Coved ceiling. Stairs rising to first floor accommodation.

SITTING ROOM 16'4" x 13'8" (4.98m x 4.17m) into bay UPVC double glazed bay window to front. Radiator. Picture rail and coving with central ceiling rose. Cast iron grate and inset gas fire with surround and mantel. Door to:

STUDY/OFFICE Large walk-in understairs cupboard with ample space for storage. Radiator. Inset spotlights. Feature vertical glass block window.

SHOWER ROOM Fully tiled walk-in cubicle with shower, rainfall head and glazed screen. Wall mounted wash basin. Low level W.C. Tiled walls. Inset spotlights. Extractor fan. Heated towel rail.

OPEN PLAN LOUNGE/DINER 25'8" x 13'10" (7.82m x 4.22m) A welcoming family space with access to the garden. **LOUNGE** – UPVC double glazed bay window to front. Polished hearth, inset and mantel with inset gas fire. Picture rail, dado rail and coving. T.V. aerial point. Radiator. Archway through to: **DINING ROOM** – Woodburning stove on a raised hearth and tiled surround. Dado rail, picture rail and coving. Radiator. Wooden



stable door to:

INNER PORCH Polycarbonate roof. Wooden cladding to dado rail height. UPVC door to rear garden.

KITCHEN/BREAKFAST ROOM 16'3" x 9'8" (4.95m x 2.95m) Worksurfaces to 3 sides with inset composite sink and range of white gloss storage cupboards and drawers. Matching eye-level unit and tall larder cupboards providing ample storage space. Central breakfast bar unit with storage cupboards and space for stools under. 5-Burner gas hob with black splashback and extractor hood over. 2 x Built-in electric ovens and a microwave. Part tiled walls. Coved ceiling. Inset spotlights. Radiator. Space for American style freezer. 2 x UPVC double glazed windows to rear enjoying a lovely outlook over the garden and beyond towards Warberry Copse. Through to:

UTILITY 10'1" x 5'6" (3.07m x 1.68m) Plumbing and space for washing machine and dishwasher. Space for tumble dryer. Worktops with inset sink, drainer and storage cupboards beneath. Matching eye level units. Wall mounted Baxi boiler. UPVC double glazed window to rear with views across to Warberry Copse.

FIRST FLOOR

HALF LANDING UPVC double glazed window to rear with views across to Warberry Copse. Dado rail. Radiator.

BEDROOM 4 9'6" x 9'5" (2.9m x 2.87m) UPVC double glazed window to rear with a lovely outlook over the surrounding area towards Warberry Copse. Coved ceiling. Radiator.



BATHROOM Panelled bath with fully tiled surrounds, shower, rainfall head and glazed screen. Wall mounted wash basin. Low level W.C. Extractor fan. Inset spotlights. Obscure glazed window to rear.

MAIN LANDING Hatch to roof space. Radiator. Dado rail.

MASTER BEDROOM 16'4" x 13'12" (5.0m x 4.0m) 2 x UPVC double glazed windows to front. Coved ceiling. 2 x Radiators. Built-in wardrobes with hanging and shelving. Double opening doors into:

EN-SUITE SHOWER ROOM Tiled corner cubicle with shower, rainfall head and glazed sliding door. Wall mounted wash basin. Low level W.C. Inset spotlights. Extractor fan. Heated towel rail.

BEDROOM 2 13'2" x 11'11" (4.10m x 3.63m) UPVC double glazed window to front. Radiator. Coved ceiling.

BEDROOM 3 13'2" x 11'2" (4.01m x 3.4m) UPVC double glazed window to rear overlooking the garden and surrounding area across the Warberry Copse. Radiator. Picture rail and coved ceiling.

OUTSIDE The garden to the front is level and mainly gravelled with several raised borders planted with a variety of mature shrubs and trees. A side gate allows access to the rear, where the garden enjoys a sunny aspect and comprises of a level paved terrace with attractive planted borders, a patio area with space to sit and enjoy the tranquil views across towards Warberry



Copse. There is also a level lawned garden enclosed by mature trees, bushes and trellis with plants, allowing privacy. From the rear, a wide pagoda walkway bordered with shrubs, leads down the side of the garden to a:

SUBSTANTIAL PARKING FORECOURT with double opening wooden gates and space for upto 6 cars, or a motorhome/boat.

There is also a separate **GARAGE/WORKSHOP 19'4" x 14'10" (5.9m x 4.52m)** with wooden doors, power, light and water tap.

SELF-CONTAINED FLAT

The flat has its own Council Tax Band and is separately metered for Electric, Water and Gas.

The Accommodation comprises: UPVC door into:

HALLWAY Radiator. Dado rail. Built-in storage cupboard.

LOUNGE/DINER LOUNGE - 15'10" x 13'9" (4.83m x 4.2m) UPVC double glazed window to front. 2 x Radiators. T.V. aerial point. Dado rail. Cast iron fireplace with inset fire and surround. Archway through to: **DINING ROOM - 13'3" x 11'2" (4.04m x 3.4m)** UPVC double glazed window to front. Dado rail. 2 x Radiators. Cast iron fireplace with inset fire and surround.



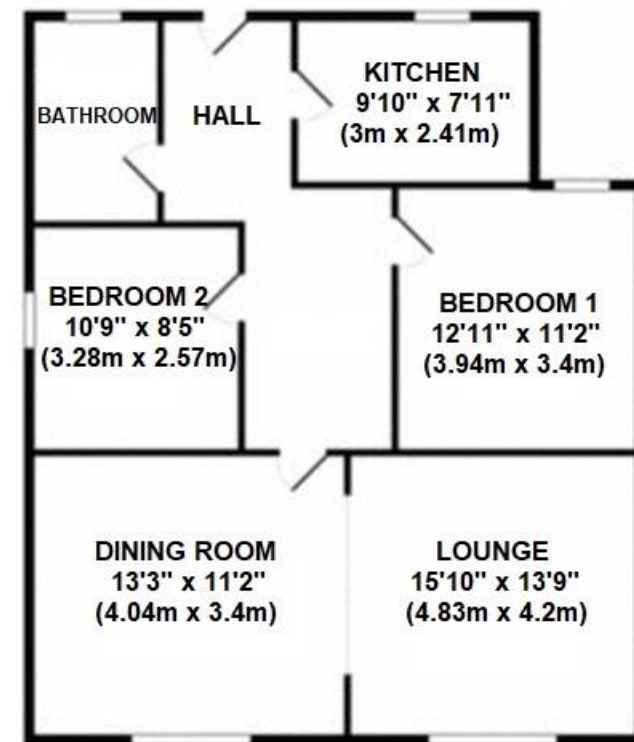
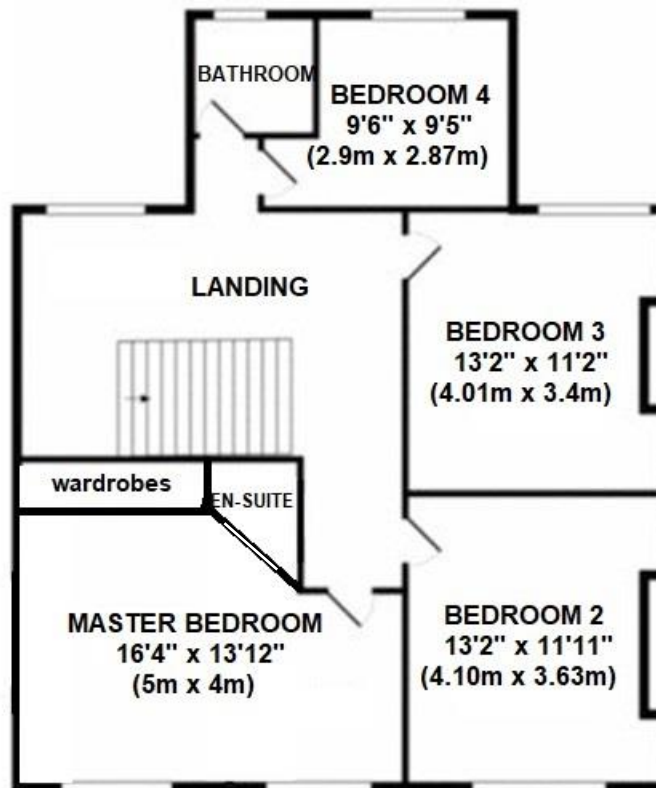
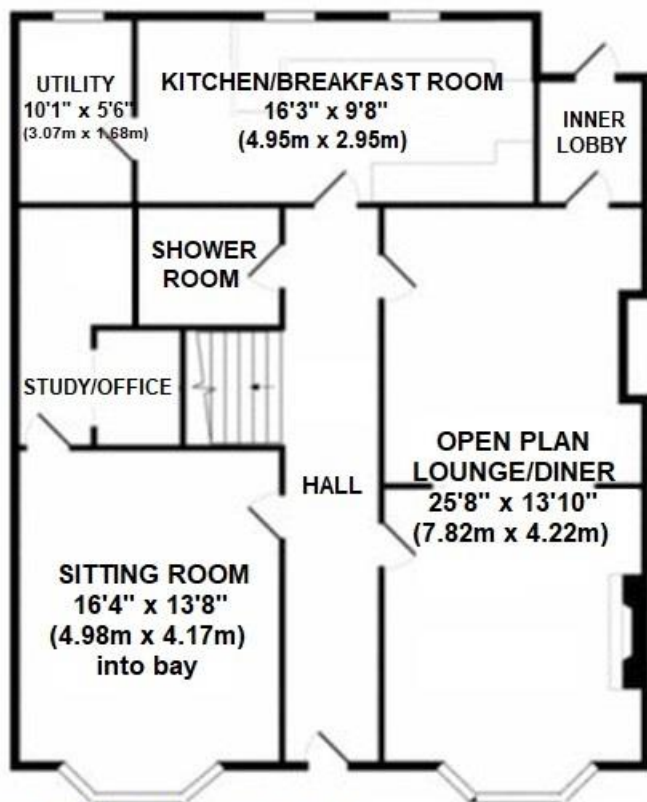
KITCHEN 9'10" x 7'11" (3.0m x 2.41m) Worksurfaces to either side with inset sink, drainer unit and range of storage cupboards and drawers. 4-Burner gas hob and built-in oven. Plumbing and space for washing machine. Tiled floor. Part tiled walls. UPVC double glazed window to rear overlooking the garden.

BEDROOM 1 12'11" x 11'2" (3.94m x 3.4m) UPVC double glazed window to rear overlooking the garden. Radiator.

BEDROOM 2 10'9" x 8'5" (3.28m x 2.57m) UPVC double glazed window to side. Radiator. Fitted wardrobe. Built-in cupboard.

BATHROOM Panelled bath with tiled surrounds, shower and glazed screen. Pedestal wash basin. Low level W.C. Tiled walls. Heated towel rail. Wall mounted baxi boiler. Obscure glazed window to rear.





Energy Efficiency Rating		
55 CHATSWORTH ROAD		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		84
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Main House = Band D
Garden Flat = Band B

Score	GARDEN FLAT, 55 CHATSWORTH ROAD	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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The measurements indicated in these particulars are supplied for guidance only. We have not tested any apparatus, equipment, fixtures, fittings, or services & it is in the buyer's interest to check the working conditions of any appliances. We have not sought to verify the legal title of the property; buyers can obtain verification from their Solicitor.

MONEY LAUNDERING REGULATIONS – All intending purchasers will be asked for identification documents - We do appreciate your co-operation in this.