



4 CEDAR COURT ROAD, TORQUAY, TQ1 3HH

Pincombe's  
estate agents





#### **A 4 BEDROOM SEMI DETACHED FAMILY HOME SITUATED IN A QUIET CUL-DE-SAC WITH VIEWS TO FIELDS IN THE DISTANCE**

**We are delighted to offer for sale, this handsome 1930's semi-detached House offered for sale with the benefit of no onward chain and benefitting from spacious living accommodation totalling 1496 sq.ft (139 sq.m) comprising GROUND FLOOR Spacious Hallway, Living room and Dining room with feature fireplaces, Kitchen, Utility, Cloakroom and Conservatory opening directly onto the rear garden, FIRST FLOOR 3 Bedrooms and a Bathroom, SECOND FLOOR Spacious double Bedroom. Outside the front garden is mainly paved, and the rear garden enjoys a sunny aspect with a patio terrace and pagoda, astro lawn garden and raised deck with planted borders, hedging, wall and fence providing privacy.**

**The home is tucked away in a cul-de-sac with easy access to a wide range of amenities in Plainmoor, St Marychurch and Babbacombe including shops, supermarkets, health practitioners, primary and secondary schools. The property is ideally situated to enjoy a variety of leisure and sport facilities in the area, as well as being close to Oddicombe Beach, Babbacombe Downs and scenic coastal walks. For travelling and commuting, Torquay coach station is a couple of minutes away and Torre railway station is under 1.5 miles, with services to Exeter and London Paddington.**



## The Accommodation Comprises:

### GROUND FLOOR

UPVC door in arched surround opening into:

**ENTRANCE PORCH** Tiled floor. Handsome wooden front door with decorative stained glass inset and matching side panels into:

**HALLWAY** Tiled floor. Radiator. Picture rail. Stairs rising to first floor accommodation. Understairs cupboard housing the Baxi boiler.

**LIVING ROOM 16'5" x 12'4" (5.0m x 3.8m)** UPVC double glazed bay window to front. Radiator. Tiled fireplace and inset with wooden mantel and inset wood burner. Alcoves to either side with built-in storage cupboards and shelving. Picture rail. Wooden double opening doors through to:

**DINING ROOM 13'11" x 11'1" (4.2m x 3.4m)** Feature working fireplace with tiled fireplace and inset, wooden mantel. Built-in storage cupboard into alcove with shelving over. Picture rail. Radiator. Large internal window/servery to Kitchen. Wooden floor.

**CONSERVATORY 10' x 7'3" (3.0m x 2.2m)** UPVC roof. Radiator. UPVC double doors opening out onto the rear garden.





**KITCHEN 10'2" x 8'5" (3.1m x 2.6m)** Worktops to either side with inset stainless-steel sink, drainer unit and range of shaker style cupboards beneath. Shaker style wall unit with frosted inset. Built-in wine rack. Fitted larder cupboard. Tiled floor. Plumbing and space for dishwasher. Space for cooker with extractor hood above. Tiled splashbacks. UPVC double glazed window to side. Wooden folding doors to:

**UTILITY 9'4" x 6'7" (2.8m x 2.0m)** Tiled worktop with inset stainless-steel sink, drainer unit and storage cupboards under. Tiled floor. Radiator. UPVC double glazed internal window to conservatory. UPVC door with obscure glazed inset to garden.

**CLOAKROOM** Low level W.C. Tiled floor. Radiator. UPVC obscure glazed window to rear.

**FIRST FLOOR LANDING** UPVC obscure glazed window to side.

**BEDROOM 1 14'1" x 11'11" (4.3m x 3.6m)** UPVC double glazed bay window to front with a pleasant outlook over the surrounding area and out towards fields in the distance. Radiator. Range of built-in storage cupboards. Tiled fireplace (currently boarded) with wooden surround. T.V. aerial point.

**BEDROOM 2 13'11" x 11'11" (4.3m x 3.6m)** UPVC double glazed window to rear overlooking the garden. Fireplace (currently boarded) with wooden mantel over. Alcove shelving. Radiator. Picture rail.





**BEDROOM 4 7'5" x 7'5" (2.3m x 2.3m)** UPVC double glazed window to front with views towards fields in the distance. Radiator. Picture rail.

**BATHROOM** Panelled bath with tiled surrounds and shower over. Pedestal wash basin. Low level W.C. Pine cladding to dado rail height. Radiator. Extractor fan. Coved ceiling. Wooden floor. UPVC obscure glazed window to rear.

**SPACIOUS SECOND FLOOR LANDING** Built-in cupboard with shelving. Eaves storage. Velux window.

**BEDROOM 3 16'8" x 16'7" (5.1m x 5.1m)** 2 x Velux windows. Radiator. Eaves storage.

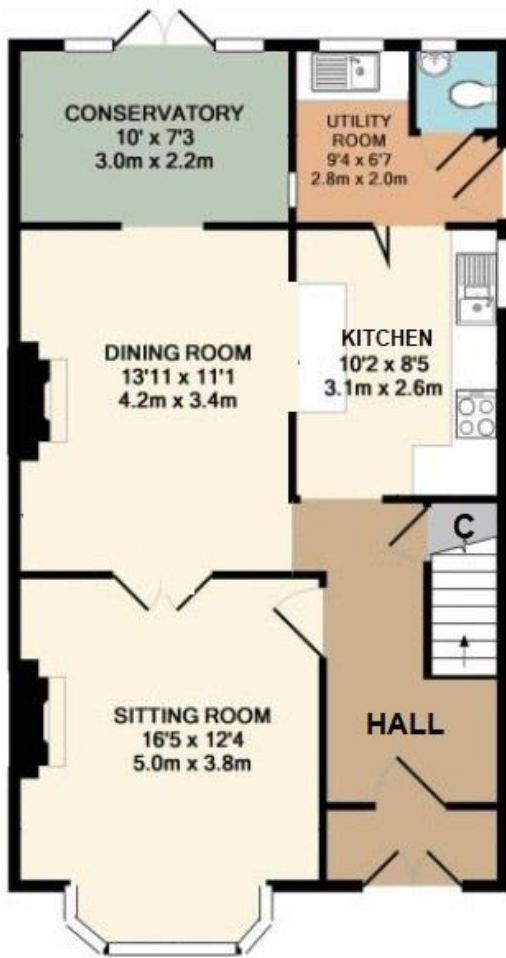
**OUTSIDE** The front is approached via brick pillars and gate opening to the garden which is crazy paved to one side and gravelled to the other, with a palm tree and enclosed by hedging. A gate allows access to the side, where there is useful space for storage and continues to the rear garden. The level rear garden enjoys a sunny aspect and features a paved terrace and border planted with a variety of leafy shrubs and palms. The central garden area comprises of an astro lawn with a raised decked terrace and a paved patio with space for garden furniture and fitted pagoda over. Water tap. External power. The rear garden is enclosed with hedging, fencing and a wall which offer privacy.

#### **ADDITIONAL INFORMATION**

**TENURE** – Freehold

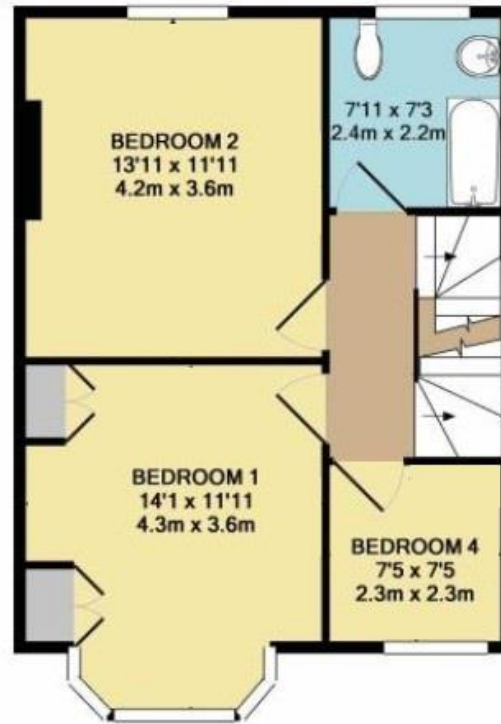
**COUNCIL TAX** – Band D



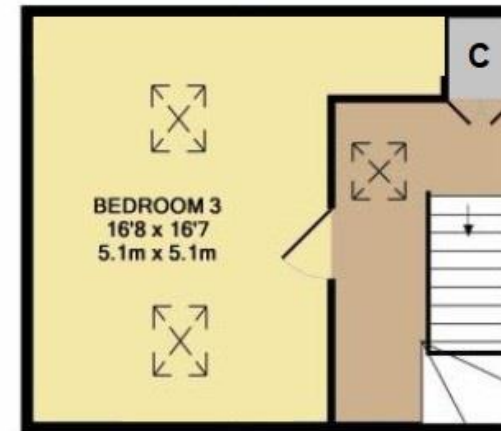


GROUND FLOOR

TOTAL APPROX. FLOOR AREA - 1496 sq.ft (139.0 sq.m)



FIRST FLOOR



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC