



21 GARTH ROAD, BARTON, TORQUAY, TQ2 8HA

Pincombe's
estate agents

GEORGE V PLAYING FIELD/12 ACRE PARK - ½ A MILE AWAY



BARTON DOWNS – ½ A MILE AWAY



A 3 BED MID TERRACE HOUSE SITUATED CLOSE TO AMENITIES INCLUDING SHOPS, SCHOOLS & LOCAL PLAYING FIELDS

Benefitting from a cul-de-sac position this terraced house comprises: Hallway, dual aspect Living Room, Kitchen/Diner opening to the garden, 3 Bedrooms and a Bathroom. Outside, the front garden is laid to lawn, and the rear garden is enclosed and arranged on terraces. The property is in need of some TLC, but would be ideal for First Time Buyers looking to get their foot on the local property ladder.

The property is conveniently located for a wide range of amenities including shops, schools, the 2 local playing fields and sports complex, all within ½ a mile. The Willows retail park home to Sainsburys, Marks & Spencer and Next is just over a mile distant, and Torbay Hospital is a short drive away. For travelling and commuting, the property is within walking distance of a bus route into town, the South Devon Expressway with road links to the A38 and M5 is easily accessible, and Torre railway station offering regular services to Exeter and London Paddington is 2 miles away.

The Accommodation Comprises:

GROUND FLOOR Solid wooden front door into:

HALLWAY UPVC double glazed window to front. Dado rail. Inset spotlights. Radiator. Stairs rising to first floor accommodation. Understairs cupboard housing the meters.

LIVING ROOM 17'8" x 11'10" (5.39m x 3.611m) A dual aspect room with UPVC double glazed window to front, UPVC double glazed window to rear and UPVC door opening to the rear garden. Coved ceiling. Fireplace, raised hearth and tiled inset with space for woodburner or fire, chunky wooden mantel over. Radiator. T.V. aerial point. Telephone and broadband connection points. Coved ceiling with central ceiling rose.

KITCHEN/DINER 11'6" x 11' (3.50m x 3.36m) Worksurfaces with inset stainless steel sink, drainer unit and range of storage cupboards beneath. Matching eye-level units. Plumbing and space for washing machine. Space for tumble dryer. Space for cooker with tiled splashbacks. Coved ceiling. Wall mounted Ferroli gas combination boiler. Extractor fan. Space for fridge/freezer. T.V. aerial point. UPVC double glazed windows to rear and UPVC door leading out onto the rear garden.

FIRST FLOOR LANDING Hatch to roof space. Built-in cupboard housing the immersion tank, with shelving above. Dado rail.



BEDROOM 1 13'5" x 10' (4.10m x 3.04m) max UPVC double glazed window to rear overlooking the garden. Fitted wardrobes. Built-in storage cupboard. Coved ceiling. Radiator.

BEDROOM 2 11'3" x 9'11" (3.42m x 3.02m) max UPVC double glazed window to rear overlooking the garden. Radiator. Picture rail. Built-in storage cupboard.

BEDROOM 3 10'1" x 7'6" (3.07m x 2.28m) max UPVC double glazed window to front. Radiator.

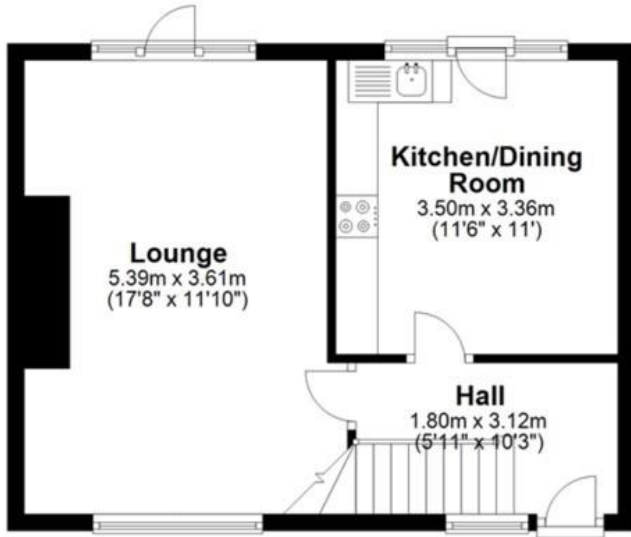
BATHROOM Panelled bath with fully tiled surrounds. Separate cubicle with Triton shower and glazed door. Pedestal wash basin. Low level W.C. Heated towel rail. Tiled walls. Extractor fan. UPVC obscure glazed window to front.

OUTSIDE The front garden is laid to lawn with an adjoining pathway leading to the front door. There is a covered passageway to the side with access gate to the rear. The rear garden is arranged on terraces, the lower terrace with a covered bike storage area, Belfast sink with water tap and raised borders. Steps rise to the middle terrace, which is paved with space for garden furniture, raised borders, brick-built BBQ and store-room. The upper garden terrace requires some maintenance but is enclosed with private gated access to Happaway Road.



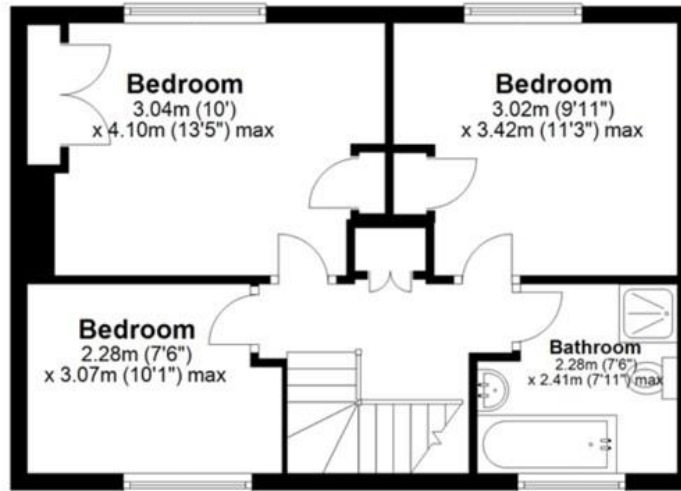
Ground Floor

Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor

Approx. 42.1 sq. metres (453.1 sq. feet)



Total area: approx. 80.3 sq. metres (864.1 sq. feet)

ADDITIONAL INFORMATION

TENURE – Freehold
COUNCIL TAX – Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 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.