



14 BARTON HILL ROAD, TORQUAY, TQ2 8JH

Pincombe's
estate agents



A 3 BEDROOM BAY FRONTED SEMI-DETACHED HOUSE IDEALLY SITUATED CLOSE TO SHOPS, SCHOOLS & TORBAY HOSPITAL – NO ONWARD CHAIN

This handsome bay fronted semi-detached house benefits from a convenient position, close to shops, schools and doctor/dentist surgeries. The Willows retail park can be found nearby offering a wider choice of shops and supermarkets, and the main Torbay Hospital site is situated within approximately 1 mile. For travelling and commuting, Torre station running regular train services to Exeter and London Paddington is a short drive away, there is easy access to the South Devon expressway with road links to Exeter and the M5, and there are several bus stops on Barton Hill Road with routes to the surrounding areas and town.

The home comes to the market with the benefit of no onward chain with accommodation presented over 2 floors with potential to extend into the roof or to the rear (subject to the usual planning permissions) GROUND FLOOR: Hallway, Living Room, Dining Room and Kitchen FIRST FLOOR: 3 Bedrooms and Shower room/Wet room. Outside to the front, there is a Driveway providing parking for several cars and an adjoining garden, and to the rear the garden enjoys a sunny aspect with lawns and surrounding established borders. **VIEWING RECOMMENDED.**

The Accommodation Comprises:

GROUND FLOOR

COVERED ENTRANCE PORCH Tiled floor. UPVC front door and adjoining side panels with matching obscure glazed panels into:

HALLWAY Radiator. Stairs rising to first floor accommodation. Understairs cupboard housing the meters and fuses. Good size storage cupboard with light and UPVC glazed window to side.

LIVING ROOM 14'10" x 9'11" (4.53m x 3.02m) inc bay Sunny room with UPVC double glazed bay window to front overlooking the garden. Radiator. Wooden hearth and mantel with inset and fitted electric fire. Coved ceiling.

DINING ROOM 12'10" x 8'11" (3.90m x 2.71m) UPVC double glazed picture window enjoying a pleasant outlook to the rear garden. Coved ceiling. Radiator.

KITCHEN 9'3" x 6'8" (2.82m x 2.03m) Worksurfaces on 2 sides with inset stainless steel sink, drainer unit and range of cupboards and drawers beneath. Matching range of eye-level cupboards. Wall mounted Potterton boiler. Space for cooker. Plumbing and space for washing machine. Space for undercounter fridge. UPVC double glazed window to side. UPVC door to the rear garden.

FIRST FLOOR



LANDING UPVC double glazed window to side. Hatch to roof space. Overstairs storage cupboard with slatted shelving.

BEDROOM 1 14'10" x 9'6" (4.53m x 2.89m) inc bay
UPVC double glazed bay window to front. Radiator. Picture rail.

BEDROOM 2 13'1" x 9'6" (3.99m x 2.89m) UPVC double glazed window to rear overlooking the garden. Radiator.

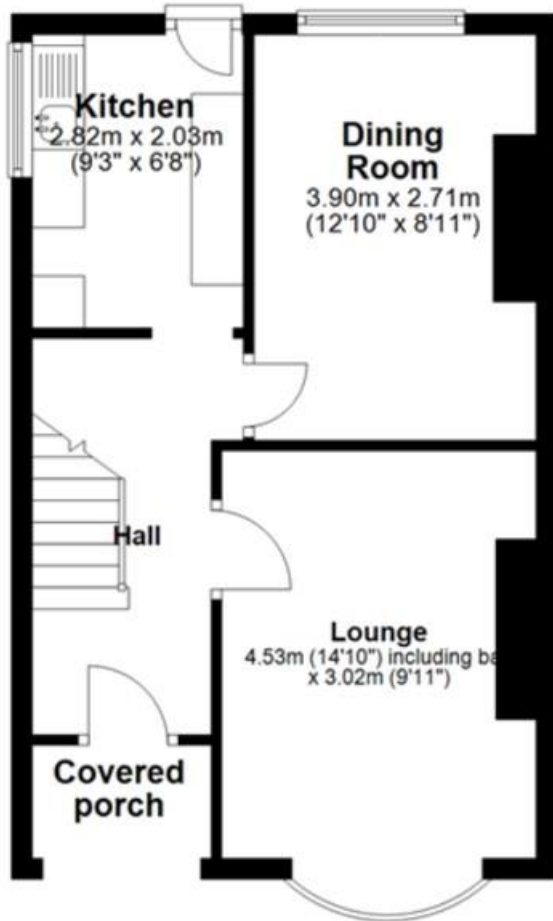
BEDROOM 3 8'8" x 6'2" (2.63m x 1.89m) UPVC double glazed window to front. Radiator.

SHOWER/WET ROOM Shower area with shower and waist high glazed screen. Modern vanity unit with inset wash basin and storage. Mirrored cabinet. W.C. Wet room flooring and panelled walls. Heated towel rail. UPVC obscure glazed window to rear.

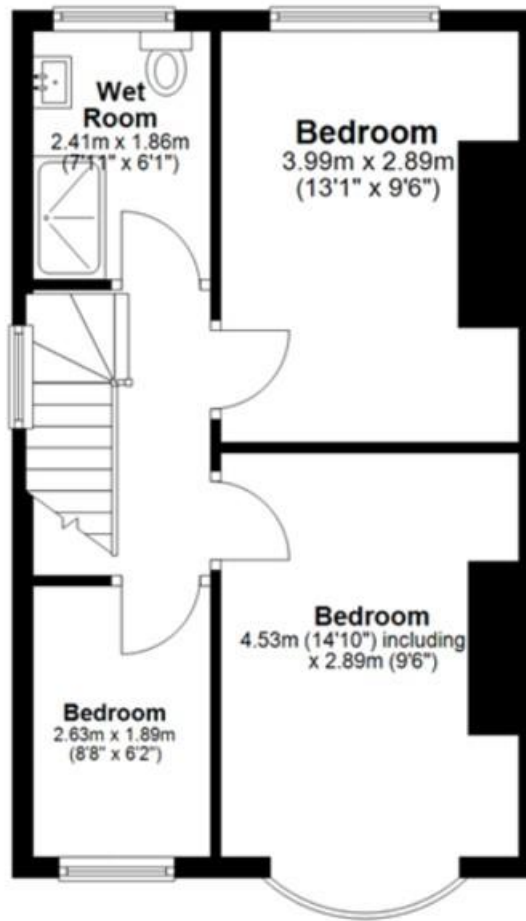
OUTSIDE The property is approached via double opening wrought iron gates onto a driveway which provides **PARKING** for several vehicles/campervan. Adjoining the driveway is a well-maintained garden comprising of an astro lawn with surrounding flower borders and decorative gravel area with plenty of space for pots. There is a useful bin storage area to the side, and the rear garden which enjoys a sunny aspect comprises of a paved area and adjoining raised gravelled borders, with 3 steps and central pathway. There are 2 x lawned gardens which are surrounded by borders and planted with a variety of established shrubs.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band C (Torbay Council)