



MAGPIE COTTAGE, THE MANOR HOUSE, EDGINSWELL, TORQUAY, TQ2 7JF



AN END TERRACED COTTAGE STYLE PROPERTY ON THE OUTSKIRTS OF TORQUAY, WITH A PRIVATE ENCLOSED GARDEN & ALLOCATED PARKING

Magpie Cottage is an end terraced house situated within a small complex of similar properties, tucked away in the hamlet of Edginswell on the outskirts of Torquay. The home is ideally located for a wide range of amenities nearby including Torbay Hospital, several large supermarkets and a good choice of shops at The Willows retail park and Bridge retail park. The South Devon highway offering main road links to Newton Abbot, Exeter and the M5, is just under one mile away.

The home benefits from no onward chain, and whilst in need of some TLC would be an ideal property for first time buyers or investors. The accommodation comprises: Hallway, Living room opening out onto the garden, and a good size Kitchen on the ground floor, and on the first floor, 2 Bedrooms (one with an en-suite) and a Bathroom. Outside, there is a private enclosed garden with a lawn and paved terraces, and the property also benefits from allocated Parking.

PLEASE CALL 01803 200067 FOR YOUR APPOINTMENT TO VIEW

The Accommodation Comprises:

GROUND FLOOR

UPVC front door with decorative leaded light inset and matching side panel opening into:

HALLWAY Radiator. Built-in cupboard housing the fuses and meters. Understairs recess.

LIVING ROOM 12'8" x 14'2" (3.87m x 4.31m) UPVC double glazed leaded light window to front. Stairs rising to first floor accommodation. T.V. aerial point. UPVC double opening doors opening out onto garden terrace, with a pleasant outlook over the garden.

KITCHEN 13'2" x 12'2" (4.02m x 3.71m) Worksurfaces to 2 sides with inset stainless steel sink, drainer unit and range of storage cupboards beneath. Matching eye-level units. Space for range style cooker with extractor hood over. Part tiled walls. Cupboard housing the wall Ideal gas boiler with storage under. Radiator. UPVC double glazed leaded light window to front.

FIRST FLOOR LANDING Velux window. Hatch to roof space. Large built-in storage cupboard with slatted shelving.

BEDROOM 1 13'1" x 11'10" (4.0m x 3.60m) UPVC double glazed leaded light window to front. Radiator. Door into: **EN-SUITE SHOWER ROOM** Tiled cubicle with shower and glazed door. Pedestal wash basin with tiled splashback. Low level W.C. Extractor fan. Velux window.



BEDROOM 2 10'10" x 9'1" (3.29m x 2.78m) Dual aspect with UPVC double glazed leaded light windows to front and rear overlooking the garden. Radiator.

BATHROOM Panelled bath with tiled surrounds. Pedestal wash basin. Low level W.C. Radiator. Extractor fan. UPVC double glazed leaded light window to front.

OUTSIDE The property benefits from **ALLOCATED PARKING** within a communal parking area.

A covered and lighted communal walkthrough leads through to the cottages and Magpie Cottage benefits from its own private garden. To the front, the garden is level and mainly laid to a flagstone style patio with space for bin storage, and this continues to a good size, level enclosed garden which is laid to lawn with surrounding established shrubs. Paved hardstanding ideal for BBQ area. Raised flagstone patio area leading onto a further terrace which is enclosed by low stone walling and providing space for garden furniture. Water tap.

ADDITIONAL INFORMATION

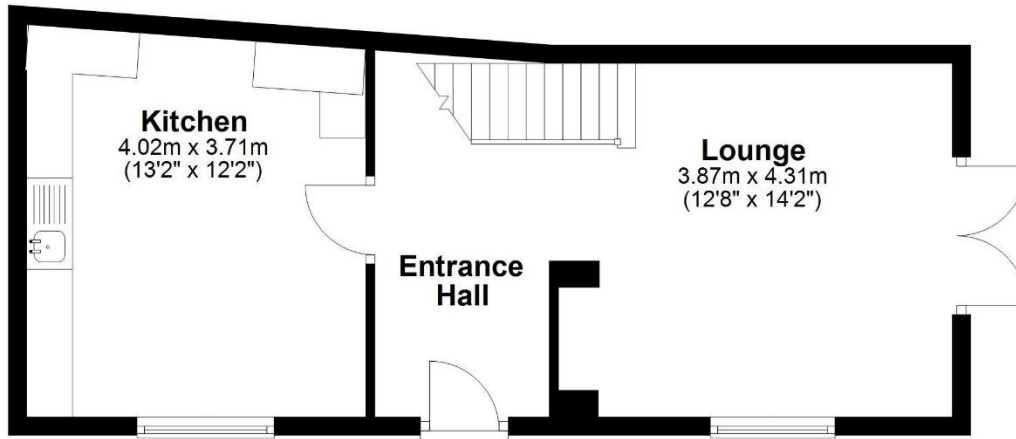
TENURE – Freehold

COUNCIL TAX – Band C

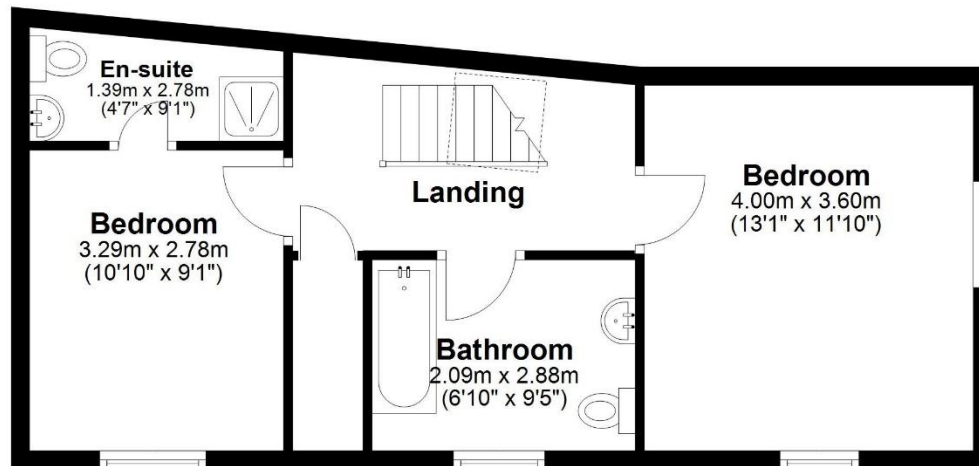
MAINTENANCE CHARGE - £100.00 per annum which covers the car park and pathway



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		