



3 CHATSWORTH ROAD, TORQUAY, TQ1 3BJ

Pincombe's
estate agents



A 4/5 BEDROOM END TERRACED HOUSE ENJOYING A CORNER PLOT LOCATION WITH A 21' SELF CONTAINED STUDIO/OFFICE

We are delighted to bring to market, this substantial Victorian House with a total floor area of 2669.45 sq.ft (248 sq.m), perfect for the larger family and adaptable to provide a variety of living/working arrangements. The accommodation is presented over 3 floors comprising GROUND FLOOR: Reception Hallway, Living room, Dining room, Kitchen/Breakfast room, Utility and Shower room. FIRST FLOOR: 3 Double Bedrooms (one with an adjoining 12' Dressing area), family Bathroom and a Cloakroom. GARDEN LEVEL: 2 Double Bedrooms, Sun Lounge opening onto to the garden, Kitchen, Dining area and Shower room. SELF CONTAINED STUDIO/HOME OFFICE comprising of a 21' living/working area and separate Shower room.

Outside, the corner plot allows for ample off-road Parking for 2 cars plus a motorhome and there is also the benefit of a 22' Garage. The gardens are enclosed and comprise of lawns and a variety of paved terraced areas which enjoy a pleasant panoramic outlook across the area from Warberry Copse towards the centre of town.

The property is ideally situated between Babbacombe and the town, enjoying the convenience of local shops, schools, health practitioners and a variety of both indoor and outdoor sport/leisure facilities in the surrounding areas. There are open spaces and parks at Cary Park and Babbacombe Downs, along with a more comprehensive range of shopping, leisure, dining, and travel facilities to be found in the town centre which is approximately 1/2 a mile away from the property.

VIEWING HIGHLY RECOMMENDED

The Accommodation Comprises:

GROUND FLOOR

UPVC door with stain glass half-moon inset:

ENTRANCE PORCH UPVC double glazed arched window enjoying a pleasant outlook over the area. High ceilings with coving. Tiled floor. Half height panelling to walls. Natural wooden door with coloured decorative glass panels and half-moon glazed panel above into:

RECEPTION HALL High ceiling. Picture rail. Archway through to:

HALLWAY High ceiling with coving. Stairs with wooden spindles and handrail rising to first floor accommodation. Stripped wooden floorboards. Radiator.

LIVING ROOM 16' 1" x 12' 5" (4.9m x 3.78m) UPVC double glazed picture window to front with wooden working shutters to either side. High ceiling with mouldings and central ceiling rose. Picture rail. Fireplace surround and hearth with tiled inset and fitted coal effect gas fire. T.V. aerial point. Radiator. Stripped wooden floorboards.

DINING ROOM 15' 0" x 12' 11" (4.57m x 3.94m) UPVC double glazed window to side with deep sill and enjoying views over the surrounding area towards the town centre. High ceiling with coving and central ceiling rose. Picture rail. Feature cast iron fireplace and mantel. Stripped wooden floorboards. Radiator.

KITCHEN/BREAKFAST ROOM 12' 7" x 11' 11" (3.84m x 3.63m) Range of wooden worksurfaces with storage cupboards beneath. Island unit and wooden worksurface with inset sink, drainer and mixer tap. Separate boiler/cold filter water tap. Matching range of eye level units and fitted wine rack. Space for range style cooker with stainless steel back plate and a stainless steel/glass extractor hood over. Space for American fridge/freezer. Part tiled walls. Wooden door with access to Garden Level Accommodation. UPVC double glazed window with deep sill to side. Leading through to:

UTILITY 9' 7" x 8' 10" (2.92m x 2.69m) UPVC double glazed door opening to Balcony with steps down to the garden. Worktop with space and plumbing for washing machine. Radiator. Built-in cupboard. Cupboard housing the gas boiler with shelving and storage.

SHOWER ROOM Tiled corner cubicle with shower and curved sliding glazed door. Pedestal wash basin and W.C. Heated towel rail. UPVC obscure glazed window.

HALF LANDING

BEDROOM 3 12' 4" x 8' 8" (3.76m x 2.64m) UPVC double glazed window to rear enjoying a pleasant outlook over the area towards the town. Coved ceiling. Picture rail. Radiator. Original ornate fireplace. Interconnecting door to:



DRESSING ROOM 12' 4" x 8' 8" (3.76m x 2.64m) UPVC double glazed window to side enjoying panoramic views over the area from Warberry Copse, across the town and out towards Brixham in the distance. Radiator. Coved ceiling. Picture rail.

CLOAKROOM Low level W.C. Tiled walls. Extractor fan.

FIRST FLOOR

LANDING Hatch to roof space. Picture rail. Radiator. Telephone point. High level UPVC obscure double glazed window to side. Stripped wooden floorboards.

BEDROOM 1 16' 1" x 11' 7" (4.9m x 3.53m) UPVC double glazed window to front. Radiator. Coved ceiling. Picture rail. Stripped wooden floorboards. Fireplace with wooden mantel and tiled inset.

BEDROOM 2 15' 7" x 13' 9" (4.75m x 4.19m) UPVC double glazed arched window to front. Radiator. Coved ceiling. Picture rail. Stripped wooden floorboards.

BATHROOM Panelled bath with Victorian style mixer tap. Separate cubicle with electric shower and glazed door. Pedestal wash basin. Tiled walls. Heated towel radiator. Inset spotlights. UPVC obscure glazed window to side.

GARDEN LEVEL ACCOMMODATION

This floor of accommodation adds further living space to this already ample family home, but if desired, could be

used as an **INDEPENDENT LIVING AREA**, or has the potential to provide an **ADDITIONAL INCOME** source.

HALLWAY Storage cupboard. Understairs storage cupboard. Inset spotlights. Wall mounted tall radiator.

WALK IN SHOWER AREA Tiled cubicle with shower unit and sliding glazed door.

BEDROOM 4 15' 6" x 12' 1" (4.78m x 3.68m) Large UPVC double glazed window to front. Radiator. Coved ceiling.

LARGE STORAGE ROOM With deep alcoves to either side.

BED/SITTING ROOM 14' 3" x 13' 7" (4.34m x 4.14m) Radiator. T.V aerial point. Alcove with display shelves.

SUN LOUNGE 10' 1" x 9' 7" (3.07m x 2.92m) UPVC sliding patio doors leading out to the garden. Wall to wall UPVC double glazed windows overlooking the garden. Tiled floor. Personal door to Garage.

SHOWER ROOM Corner cubicle with shower, rainfall head and glazed door. Wash basin. Low level W.C. Tiled walls. Inset spotlights. Tiled floor. Obscure glazed window.

KITCHEN 12' 5" x 9' 1" (3.78m x 2.77m) Worksurface with inset stainless steel sink, drainer unit and base units beneath. Tiled splashback. Space for tumble dryer. Space and plumbing for washing machine. Inset spotlights. UPVC double glazed window to rear overlooking the garden. Door to garden. Wooden door with inset glass panels opening to:



WALKTHROUGH PASSAGEWAY with windows overlooking the garden.

WOODEN CLAD STUDIO/HOME OFFICE 21' 5" x 7' 6" (6.53m x 2.29m) 2 x UPVC windows to side overlooking the garden. Power and light. UPVC double opening doors onto garden. Door to:

SHOWER ROOM Cubicle with shower and glazed door. Pedestal wash hand basin. Low level W.C. Obscure glazed window.

OUTSIDE To the front of the property there is **AMPLE** off-road parking for 2 cars, plus a motorhome via a **DRIVEWAY/HARDSTANDING AREA**. Gently rising steps from the road lead to an enclosed paved garden to the front with space for sitting out. The rear and side gardens are south facing and enjoy a sunny aspect with views over the area towards town. They comprise of level areas of lawn surrounded by paved terraces, borders, and hedges, with trellis and fencing making it an ideal space for outdoor dining/entertaining. External power. 2 Water taps. Drying area. Gate to Driveway/hardstanding.

GARAGE 22'8" x 9'9" (4.7m x 3.7m) Electrically operated door. Windows overlooking the garden. 2 UPVC double glazed doors to garden.

ADDITIONAL INFORMATION

TENURE – Freehold

COUNCIL TAX – Band D



GARDEN LEVEL



GROUND FLOOR



FIRST FLOOR



TOTAL LIVING AREA - (2669.45 SQ. FT) 248 SQ. M approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC