



**SAMPLE
MILLS**

**Thurlow Road
Torquay
Devon**

Offers Over £325,000

FREEHOLD





Thurlow Road, Torquay, Devon

Offers Over £325,000 freehold

Nested in a peaceful corner of Torquay's sought after Thurlow Road, 10 Thurlow Road is a delightful 3 bedroom detached bungalow dating from the 1930's behind private gates in a conservation area.

This character property offers a welcome storm porch leading to a spacious entrance hall, ideal for those who value privacy and charm. With a generous lounge featuring an open fireplace and balcony, you will enjoy elegant living space throughout the period appeal.

The accommodation comprises 3 double bedrooms, 1 with an en-suite, alongside a bright kitchen/breakfast room, a family bathroom and useful under house storage.

The property is complimented by driveway parking and a practical car port with a level rear garden, perfect for relaxing or entertaining outdoors.

Positioned within walking distance of local shops, schools, the sea front and Torre railway station, this bungalow is perfectly placed for both coastal living and daily convenience with a character space and a quiet location in a conservation area. 10 Thurlow Road is an appealing opportunity for a family retreat for those seeking a peaceful yet well connected home.



Storm Porch – 2.18m x 0.70m (7'1" x 2'3")

Two five bar gates to:

Entrance Hall (L Shaped) – 3.53m max x 2.66m narrowing to 1.98m (11'5" max x 8'7" narrowing to 6'5")

Hard wood door. Obscure glazed window. Mirrors. Storage cupboard with shelving and coat racks. Access to loft area. Cupboard housing the radiator with storage cupboards either side. Glass sapedle door through to:

Lounge – 5.1m x 3.8m (16'9" x 12'5")

uPVC double glazed window to the side. uPVC double glazed patio doors onto the rear balcony which has recently fitted high quality Cladco composite decking. Feature fireplace with carved wooden mahogany surround, cast iron insert with marble hearth. Recessed area with further storage. Original wooden Oak flooring. Picture rail. Radiator.

Kitchen – 4.3m x 2.9m (14'3" x 9'6")

A range of fitted base units with wooden worktop surface areas. Built-in single oven and 4 ring gas hob. Range of wall mounted cupboards. Display cabinets. Further fitted base units with wooden worktop surface areas and shelving plinth on either end. Wall mounted Alpha boiler serving hot water and central heating with timer control. Plumbing for washing machine. uPVC double glazed windows to the side and to the rear. Single panelled radiator. Laminated flooring. Aluminum double glazed door to the front of the property. Plumbing for dishwasher.

From the Entrance Hall, doors off to:-**Bedroom 1 – 4.2m x 3.1m (13'10" x 10'1")**

uPVC double glazed window. Range of built-in triple aspect wardrobes. Single panelled radiator. Picture rail.

Bedroom 2 – 3.7m x 2.9m (12' x 9'7")

Box bay window looking over the front. Double panelled radiator. Picture rail. Door to:

En-Suite

Shower cubicle. Fitted shower. Low level w/c. Wash-hand basin. Obscure glazed window.

Bedroom 3 – 2.7m x 2.7m (8'10" x 8'9")

Built-in wardrobes with mirror fronted doors. Radiator. uPVC double glazed window.

Family Bathroom – 2.8m x 1.7m (9'2" x 5'6")

Corner bath. Vanity wash-hand basin. Low level w/c. Tiled walls, two tone. Concealed lighting. Single panelled radiator. Laminated flooring.

Outside

The property benefits from a driveway and car port (4.10m x 3.60m – 13'5" x 11'10") plus under house storage (5.79m x 3.66m – 19'0" x 12'0") running the full length of the house with light and power.

To the rear of the property, there is a balcony fitted high quality Cladco composite decking with stainless steel railings, glass display and steps leading down onto the garden. The rear garden is lawned, mature with a good range of borders, plants, shrubs, palm trees and rockery displays, leading around to the side, where there is a gravelled area, driveway and wooden gates, hard standing and patio areas with path leading around to the front door.

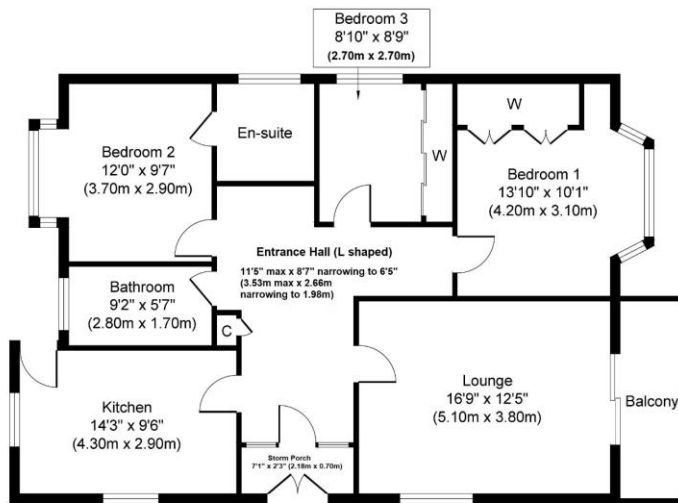
Agents Note

Council Tax Band: 'D' (Torbay Council)

EPC Rating: 'E'

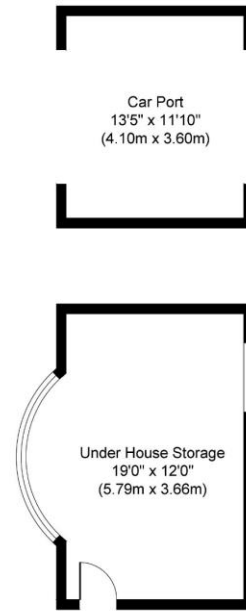
Flood Risk: Very Low





Approximate Floor Area

1138 sq. ft
(105.77 sq.m)



Outbuilding Approximate Floor Area

404 sq. ft
(37.53 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2024 | www.houseviz.com

**SAMPLE
MILLS**

3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

rightmove

Zoopla.co.uk

PrimeLocation.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		
			62 B

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

S712 Ravensworth 0191 917 9331