



Old Mill Road, TQ2 6HJ

Guide Price £450,000 - £475,000

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Gargan & Hart
Estate Agents

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You enter the property via some steps and into a spacious porch area, with a work surface, plumbing for washing machine and a single drainer sink. This leads through to a nice size Kitchen with an island, gas cooker, range of wall and base cupboards, roll edged work surface and space for fridge freezer. From here a hallway will lead you to the rest of the ground floor, The spacious dining room with window to the side is the perfect place for your family and friends to enjoy meals. The sitting room is an elegant reception room, full of character, a feature fireplace and a lovely size with walk in bay window, floor to ceiling glazed sash style windows and outlook to rear with access to a balcony to enjoy the view. A useful sun room which will need re flooring is also there and would be a great place to relax with, out look over the garden.

As you climb the elegant stairs you arrive at a split-level landing, there are 4 bedrooms on this level. The master bedroom is a spacious room with walk-in bay window, floor to ceiling glazed sash style windows and outlook to rear, enjoying views over the surrounding area with sea views towards Torquay Harbour. Bedroom 2 is another spacious double bedroom with window to side aspect. Bedroom 3 is a good-sized single bedroom with window to the side and bedroom 4 is another single room with window to the front. The shower room has been recently refitted and has a double shower cubicle, low level W/C and wash hand basin.

Steps down from the ground floor leads you to a versatile area, with its own access from the rear of the property. With some extra work this would be perfect for use as separate living accommodation for investment purposes or even for a dependent relative or additional family member should it be required. This reception is a lovely size with glazed French doors leading out to rear garden. There is door to a separate room which could be the bedroom. The shower room has a shower cubicle, low level W/C and wash hand basin.

To the front of the property is a driveway with gated access and paved path leading to a the rear garden which is well stocked with flowers and mature shrubs making it ideal for enjoyment throughout the day and early evening.





STAR POINTS

- Semi-Detached Victorian Home
- CHAIN FREE
- Versatile Accommodation
- Sea Views
- Lots of Character
- Close to Amenities
- 4 Bedrooms
- Close to Sea Front
- Desirable Location
- Annexe Potential





ADDITIONAL INFORMATION

Tenure – Freehold

Council Tax Band - D

Local Authority – Torbay Council

EPC – E

DIRECTIONS

What 3 Words: puncture.things.improves

Sat-Nav: TQ2 6HJ

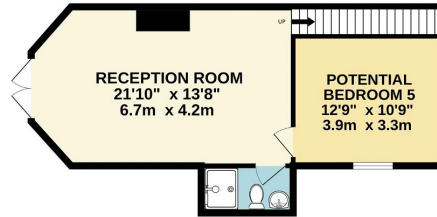
CONSIDERATIONS

Things to consider about this property:

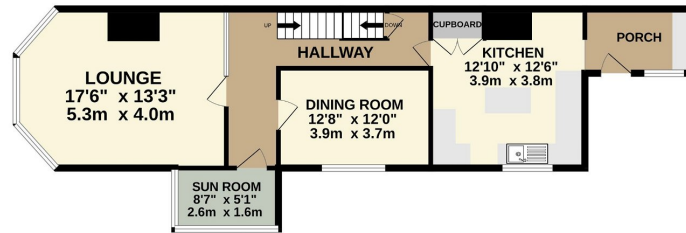
- Check broadband Availability at Openreach Fibre-Checker. <https://www.openreach.com/fibre-checker>
- Check mobile signal at Ofcom MobileCoverage. <https://checker.ofcom.org.uk/en-gb/mobilecoverage>
- There is NOT a water meter at the property.



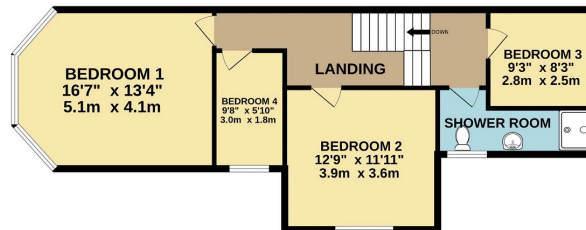
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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