

## Ash Hill Road, Torquay

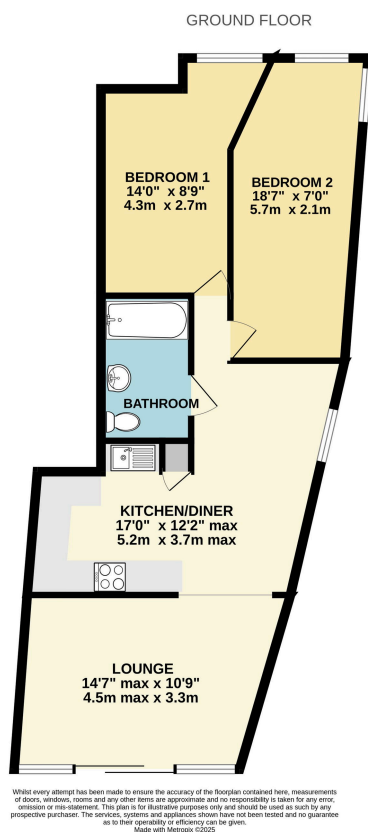
Guide Price £220,000 - £230,000

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**SERVICES & REFERRAL FEES:** Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

- Semi-Detached Bungalow
- NO ONWARD CHAIN
- Close to Town
- Close to Sea Front
- Allocated Parking
- Good Location
- Open Plan Living
- Private Courtyard
- Council Tax Band - B
- EPC - D



As you enter you find allocated parking for 2 cars. A wrought iron gate leads you to a private walkway to your own courtyard garden. Entrance to the property is by patio doors which lead you to your open plan lounge/kitchen/dining area. The kitchen comes with a sink drainer unit, fitted electric hob and cooker, plumbing for a washing machine, and wall, base and drawer units. To the side of this you have the dining area. Bedrooms 1 and 2 are nice sizes. The family bathroom comes with low level W/C, wash hand basin and panelled bath with shower over.

