



Asking Price Of £349,950

Higher Cadwell Lane,
Torquay, TQ2 7EX

A four bedroom split level house offering surprisingly spacious accommodation in a highly favoured area. This property is surprisingly versatile and will ideally suit as a family home. Well maintained accommodation over three floors with three bathrooms and viewing is highly recommended.



uPVC double glazed front door to:-

HALLWAY Stairs to both upper and lower ground floor.

MASTER BEDROOM ENSUITE - 16' 9" x 9' 6" (5.10m x 2.89m) Central heating radiator. uPVC double glazed window. Door to:-

EN-SUITE Wet room comprising tiled flooring, tiled walls, low level WC, electric shower and sink.

FAMILY BATHROOM Matching suite, low level WC, sink, bath with electric shower, a double glazed window, tiled walls, vinyl flooring, heated towel radiator, storage cupboard which houses the water tank and airing cupboard.

GROUND FLOOR HALL Central heating radiator.

LOUNGE - 15' 11" x 13' 3" (4.85m x 4.04m) Fireplace with gas fireplace, uPVC double glazed patio door with delightful country views which leads onto the balcony with direct access to the garden.

BEDROOM FOUR/DINING ROOM - 10' 11" x 10' 8" (3.32m x 3.25m) A large uPVC double glazed window, lovely country views and central heating radiator.

KITCHEN/BREAKFAST ROOM - 12' 3" x 10' 9" (3.73m x 3.27m) A bespoke kitchen with modern matching wall and base level work units, large uPVC double glazed window to the rear overlooking the garden with excellent country views, double central heating radiator, gas hob with extractor fan, double electric oven, spot lights.

LOWER GROUND FLOOR - 17' 4" x 5' 6" (5.28m x 1.68m) Room used as office space (no building regs). Central heating radiator.

UPPER GROUND FLOOR

BEDROOM TWO - 15' 9" x 9' 0" (4.80m x 2.74m) (L-shaped room) Large uPVC window, small Velux window, large radiator, a vanity sink, carpet flooring, electric points and built in storage.

BEDROOM THREE- 10' 11" x 9' 3" (3.32m x 2.82m) Large uPVC double glazed window, carpet flooring, radiator, electric points.

OUTSIDE Basement accommodation. Door to:-

Additional reception - 11' 10" x 10' 4" (3.60m x 3.15m) Double glazed window, wall mounted double radiator, carpet flooring, high ceilings, electric points and shaver points. Space for bedroom furniture.

WET ROOM/ UTILITY ROOM Electric shower, low level WC, sink, tiled flooring, tiled walls, heated towel rail, electric points, plumbing for washing machine and tumble dryer, Ideal boiler is housed, additional storage space. Please note the basement rooms do not have building regs.

Driveway to:-

GARAGE With power.

FRONT GARDEN Nicely maintained level garden area.

REAR GARDEN Lawned garden with patio area.

AGENTS NOTE The gas boiler was new in 2022 and the fuse box was replaced in 2024.



Floor 1



Address 'Higher Cadewell Lane, Torquay, TQ2 7EX'

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating '50 | E'

Taylor's Estate Agents
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