

Offers Over £300,000

Westhill Avenue,  
Torquay, TQ1 4LQ

Here we have the perfect family home conveniently located within easy reach of Torquay town centre and sea front as well as the local shopping area within Plainmoor. The coastal villages of Babbacombe and St Marychurch are also within walking distance along with beaches at Oddicombe and Babbacombe. This delightful three bedroom semi detached house has well planned accommodation with a large lounge/diner, downstairs WC, family kitchen/ breakfast room fitted with a range of modern units and including a range style cooker. To the first floor are three double bedrooms accessed via a gallery landing which takes you to a modern bathroom with bath and shower facilities. The house has the added comfort of central heating and double glazing. There is off-road parking for three vehicles to the front of the property whilst at the rear is a level and enclosed garden enjoying a sunny position and a high degree of privacy. Keenly priced to sell we recommend an early viewing.



HALLWAY Under stairs recess with spotlights. Radiator. Tiled floor. Double-glazed front door.

LOUNGE/DINER - 6.4m max by 3.3m max A spacious and stylishly decorated room having two large double-glazed windows to the front aspect. The lounge area will easily accommodate two large sofas or the traditional three-piece suite whilst the dining area has space for a six seater dining table. Two radiators. Grey wood grain effect flooring.

KITCHEN/BREAKFAST ROOM - 3.8m max by 3.7m max A well appointed kitchen fitted with a range of gloss grey wall and base units with granite effect works surfaces over. Large breakfast bar making an ideal family gathering point. DeLonghi stainless steel range style dual fuel cooker with cooker hood and light over. 1.5 bowl composite sink unit plus plumbing for dishwasher. Tiled floor. Cupboard concealing hidden bin and pan drawer with hidden cutlery drawer. Open to the utility room which houses the Combination boiler and where there is plumbing for a washing machine and space for a tumble dryer, with matching floor tiling and double-glazed window. Double-glazed window and back door from the kitchen leading to the rear garden.

DOWNSTAIRS CLOAKROOM/WC Fitted with a white suite comprising a close coupled WC with dual flush and wash hand basin. Wood effect panelling to dado height. Double-glazed window. Radiator.

FIRST FLOOR LANDING A gallery landing with double-glazed window and radiator.

BEDROOM ONE 4.76m max by 3.42m max A good double bedroom with double-glazed window to the front aspect. TV point. Radiator. Built-in wardrobe.

BEDROOM TWO - 3.42m max by 2.82m max Another double bedroom having a double-glazed window to the front aspect, radiator and TV point.

BEDROOM THREE - 4.33m max by 2.74m max Again, a double bedroom with double-glazed window to the rear aspect. Radiator plus TV point. Access hatch to loft, which is part boarded and has a ladder and light.

BATHROOM Fitted with a modern white suite comprising bath with mains shower and glass splash screen over, pedestal wash hand basin and closed couple WC with dual flush. Double-glazed window. Tile floor. Chrome ladder radiator.

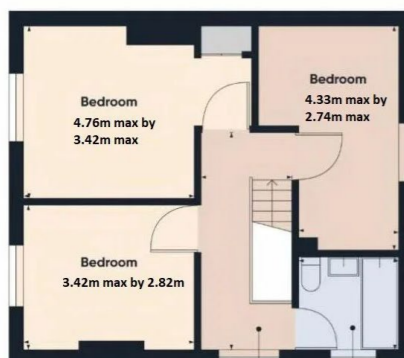
OUTSIDE

PARKING To the front of the property is off-road parking for three vehicles. There is a side access with gate leading to the rear garden.

REAR GARDEN The rear garden is of a good size and enjoys a sunny position having a large patio area, ideal for barbecues and entertaining and this leads on to a level lawn area with a variety of shrubs and hedging, providing a good degree of privacy. Gate to side access of property and front parking area.



Ground floor



Address 'Westhill Avenue, Torquay, TQ1 4LQ'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '72 | C'

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ