



Not for marketing purposes INTERNAL USE ONLY

Thanckes Drive
Torpoint



Property Description

A two-bedroom mid-terrace house offering well-proportioned accommodation and excellent potential for refurbishment. The property comprises an entrance porch, living room, fitted kitchen, two bedrooms, a family bathroom and a separate WC. Benefits include gas central heating, double-glazed windows and a recently installed combination boiler.

Externally, the property enjoys a generous rear garden with mature planting and a pleasant leafy outlook, together with an open-plan front garden. While the property would benefit from cosmetic updating and modernisation throughout, it provides an excellent opportunity for owner-occupiers, investors or first-time buyers to create a home to their own specification.

Situated within an established residential area, the property offers convenient access to local amenities, schools and transport links.

Agents Notes

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we

will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Porch

The entrance porch is a small enclosed uPVC structure that projects from the front of the house. Its key features include, white-framed construction with large glazed panels on all visible sides. A fully glazed front door and side panels, creating a bright entrance area.

The porch appears functional rather than decorative, serving as a weather-protected entrance and an additional buffer space before the main door.

Lounge

12' x 11' 1" (3.66m x 3.38m)

Double-glazing window to the front elevation. White radiator sits beneath the window.

Dining Room

11' 5" x 9' 3" (3.48m x 2.82m)

Double-glazing window to the rear elevation. White radiator sits beneath the window.

Kitchen

12' 4" x 7' 9" (3.76m x 2.36m)

A range of matching wall and base units with work tops above. Cooker point. The splashback consists of a mix of:

Plain white ceramic tiles.

Decorative turquoise and white patterned tiles. Under-counter space for appliances, space for free-standing fridge/freezer. A wall-mounted Vaillant gas combination boiler. A white uPVC rear door leading to rear garden. Double-glazing window to the rear elevation. Stainless-steel sink and drainer with dual mixer-tap.

Landing

Built-in storage cupboard.

Bedroom 1

14' 4" x 8' 8" (4.37m x 2.64m)

Two double-glazing windows to the front elevation. White radiator sits beneath the window. Built-in storage cupboard.

Bedroom 2

11' 9" x 9' 6" (3.58m x 2.90m)

Double-glazing window to the rear elevation. White radiator sits beneath the window.

Bathroom

A full-size white panelled bath is fitted along the left-hand wall. An electric shower unit is mounted on the wall above the bath. The walls surrounding the bath are fully tiled with white ceramic tiles.

Decorative mosaic accent tiles in red and brown tones are spaced intermittently throughout the tiled areas. Obscured double-glazing window to the rear elevation. A white pedestal wash basin is positioned beneath the window.

W.C

This is a compact separate WC located independently from the main bathroom. White close-coupled WC. Obscured double-glazing window to the rear elevation. White radiator.

Rear Garden

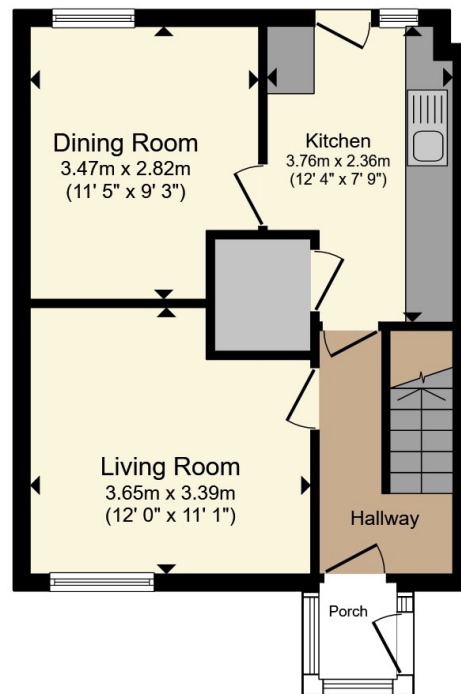
Enclosed rear garden. A variety of mature shrubs, bushes and self-seeded vegetation are present throughout the garden.

Dense planting along the left-hand boundary provides a high degree of natural screening and privacy.

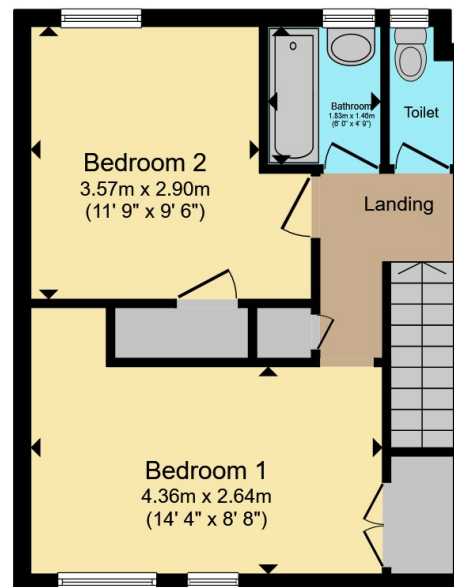








Ground Floor



First Floor

Total floor area 74.4 m² (801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01752 351616
E stbudeaux@connells.co.uk

15 Victoria Road St Budeaux
PLYMOUTH PL5 1RW

EPC Rating: C Council Tax
Band: B

Tenure: Freehold

check out more properties at connells.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SBU109981 - 0002