

## Perinville Road, Torquay, TQ1 3PD

If space is what you require then this large four bedroom semi-detached family house is an ideal property for you! Located in the ever popular Babbacombe area of Torquay it is in walking distance of Babbacombe Downs and Oddicombe Beach plus all the local independent shops within the village. The spacious property has a large lounge, kitchen/diner, utility room, WC and second reception to the ground floor with four good size bedrooms, bathroom and the master bedroom en-suite to the first floor. This layout allows for the creation of a small annex within the second reception and utility/WC perfect for a teenager or dependent relative. There are front and gardens and the potential to create off-road parking. Viewing is strongly recommend recommended.

Offers Over £290,000

- LARGE FAMILY HOUSE
- 4 BEDROOMS
- EN-SUITE
- FLEXIBLE ACCOMMODATION
- GARDENS
- CENTRAL HEATING

### Hallway

A spacious reception hallway with double glazed window to the front aspect. PVC front door. Cupboard housing electric meter and fuse box. Radiator. Under stairs recess is suitable for coats shoes etc. Stairs leading to the first floor landing.

### Lounge - 5.5m x 3.6m (18'0" x 11'9")

A lovely large bright lounge with full width double glazed window overlooking the front garden. Ample space for a 3 piece suite plus sideboards, dresser units etc. Radiator. TV point.

### Kitchen/Diner - 6.3m x 2.6m (20'8" x 8'6")

A spacious kitchen/diner fitted with a range of matching wall and base units with work surface over including built-in double oven, gas hob and cooker hood. There is also an integrated dishwasher and refrigerator. Part tiled walls. Double glazed window overlooking the rear garden with an open outlook beyond. The dining area also has a double glazed window overlooking the rear and a central heating radiator.

### Utility Room - 3.7m x 1.8m (12'1" x 5'10")

A large and useful utility room having plumbing for washing machine and space for tumble dryer. Stainless steel sink unit with cupboards below and wall cabinets above. Radiator. Glazed door and window leading to the rear garden.

### Downstairs WC

Fitted with a low level WC and corner wash hand basin with fully tiled walls and window. Radiator.

### Second Reception - 4.4m x 2.7m (14'5" x 8'10")

A useful room which could be used as a games room, office, study or as an additional bedroom if desired. Double glazed window to the front aspect. Radiator.  
The second reception, utility and downstairs WC could be used as a small annex if desired ideal for a teenager or dependent relative.

Stairs from hallway to 1st floor landing. Access to loft space. built-in airing cupboard housing lagged hot water tank with slatted shelving over.

### Bedroom one - 4.8m x 2.7m (15'8" x 8'10")

A lovely large double bedroom with double glazed window overlooking the front garden. Radiator. Door to: Ensuite bathroom fitted with a grey three-piece suite comprising corner bath with electric shower fitted over, vanity unit with inset wash handbasin and matching close coupled WC. Fully tiled walls. Double glazed window with open outlook. radiator.

### Bedroom two - 3.4m x 3.1m (11'1" x 10'2")

Another good size double bedroom having a built-in wardrobe plus double glazed window to the front and radiator.

### Bedroom three - 3.6m x 3.2m (11'9" x 10'5")

Again, a generous double bedroom with double glazed window to the front and built-in wardrobe. Radiator.

### Bedroom four - 4.6m x 1.7m (15'1" x 5'6")

A generous single bedroom with double glazed window overlooking the rear and enjoying an open outlook. Radiator.

### Bathroom

Fitted with a coloured three-piece suite comprising bath with shower attachment, pedestal wash and basin and close WC. Tiled walls. Double glazed window with an open outlook. Radiator.

### Outside

To the front is a good sized patio garden with elevated landscape banks and inset with a variety of mature shrubs offering a degree of privacy. Cold water tap. Side path to the rear.  
There is a large rear garden with patio area adjacent to the property with steps leading down to a large garden area which is in need of cultivation.

### Cellar

There is a useful seller area with a reasonable but limited headroom and having power and lighting. BAXI gas boiler. Gas meter. This area will make an ideal workshop store or could be converted into additional living accommodation subject to any planning and consents, etc.

Parking - This is currently on road, although there is a lane to the rear of the property which may allow vehicle access to the rear garden where parking could be provided. This will of course be subject to all planning, contents etc.

Address 'Perinville Road, Torquay TQ1 3PD'

Tenure 'Freehold'

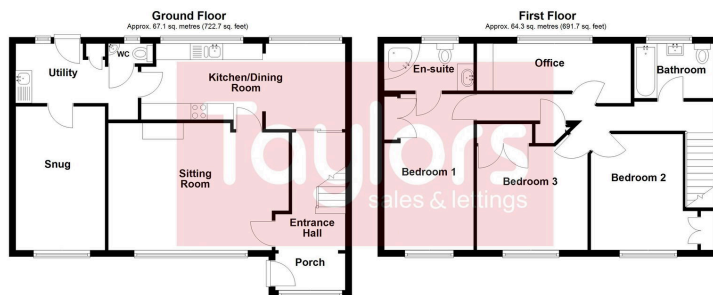
Council Tax Band 'D'

EPC Rating 'D'

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

[enquiries@taylorsestates.co.uk](mailto:enquiries@taylorsestates.co.uk)

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Total area: approx. 131.4 sq. metres (1414.4 sq. feet)

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.