



Ellacombe Church Road, Torquay

£189,950



**WILLIAMS HEDGE**  
ESTATE AGENTS



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## 111 ELLACOMBE CHURCH ROAD, TORQUAY, TQ1 1LN

END OF TERRACE PROPERTY | INVESTMENT / HOME AND INCOME POTENTIAL | OF INTEREST TO CASH BUYERS/INVESTORS  
CONVENIENT LOCATION | DOUBLE GLAZING GAS CENTRAL HEATING | AMPLE DRIVEWAY PARKING | MAISONETTE | PORCH  
ENTRANCE HALL | SITTING ROOM KITCHEN / DINER | LANDING | TWO BEDROOMS | BATHROOM / WC  
GARDEN LEVEL APARTMENT CONSERVATORY / DINING ROOM | OPEN PLAN SITTING ROOM / KITCHEN | DOUBLE BEDROOM  
ENSUITE SHOWER ROOM / WC | ENCLOSED REAR GARDEN | VIEWING RECOMMENDED

An excellent opportunity to acquire an investment or home and income property in a convenient and accessible location. The property is currently arranged as a maisonette and a garden level apartment with enclosed garden to the rear and ample driveway parking. The maisonette is accessed from the front of the property in to the entrance hall with under stairs storage, sitting room and kitchen / diner on the ground floor. On the first floor are two bedrooms and a bathroom / WC. The garden apartment is accessed from the rear of the property and comprises a conservatory / dining room, open plan sitting room / kitchen, double bedroom and an ensuite shower room / WC. The property has double glazed windows and doors throughout and gas central heating.



**MAISONETTE** uPVC obscure glazed door to:

**ENTRANCE PORCH** 4' 3" x 2' 10" (1.3m x 0.86m) Multi paned door to:

**ENTRANCE HALL** 23' 4" x 5' 1" reducing to 2' 11" (7.11m x 1.55m) Coved ceiling with light point, smoke detector, stairs with hand rail to first floor, uPVC double glazed window to rear aspect, radiator with thermostat control, doors to:

**SITTING ROOM** 13' 1" x 12' 1" (3.99m x 3.68m) Coved ceiling with light point, wall light points, uPVC double glazed window to front aspect, radiator with thermostat control, cupboard housing the consumer unit, telephone point.

**KITCHEN / DINER** 13' 2" x 10' 1" (4.01m x 3.07m) Coved ceiling with directional spotlights, uPVC double glazed window to rear aspect. Comprising fitted kitchen with a range of base units and roll edged work surfaces over, inset single sink and drainer with mixer tap over, tiled surrounds, matching eye level cabinets, space for gas cooker with extractor hood over, space for upright fridge / freezer, space and plumbing for washing machine, radiator with thermostat control.



**FIRST FLOOR LANDING** Coved ceiling with light point, smoke detector, uPVC double glazed window to rear, radiator, storage cupboards, hatch to roof space, doors to:

**BEDROOM ONE** 14' 4" x 9' 11" (4.37m x 3.02m) Coved and textured ceiling with light point, uPVC double glazed window to rear aspect, pedestal hand washbasin with tiled splash backs, strip light, shaver socket, radiator with thermostat control.

**BEDROOM TWO** 11' 11" x 8' 2" (3.63m x 2.49m) Coved and textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control.

**BATHROOM / WC** 8' 4" x 6' 4" (2.54m x 1.93m) Directional spotlights, uPVC obscure glazed window. Comprising panelled bath with electric shower over and curved glass screen, pedestal hand wash basin, close coupled WC, radiator with thermostat control.



**GARDEN LEVEL APARTMENT**

**CONSERVATORY / DINING ROOM** 11' 5" x 11' 2" (3.48m x 3.4m) Poly carbonate roof, uPVC double glazed windows to rear and side, uPVC double glaze doors opening on to the rear garden, tiled flooring, radiator with thermostat control, cupboards housing the gas and electric meters, door to:

**OPEN PLAN SITTING ROOM / KITCHEN**

**SITTING ROOM** Light points, uPVC double glazed windows to rear & side, two radiators, TV connection point and telephone point.



**KITCHEN AREA** Comprising a range of base units with roll edged work surfaces over, inset single sink and drainer with mixer tap over, inset four ring electric hob with extractor over, built in electric oven, tiled surrounds, matching eye level cabinets, space for upright fridge / freezer, space and plumbing for washing machine, cupboard housing the boiler, door to:

**DOUBLE BEDROOM** 10' 1" x 9' 4" (3.07m x 2.84m) Pendant light point, radiator with thermostat control, multi paned door to:

**SHOWER ROOM** 9' 3" x 3' 4" (2.82m x 1.02m) Light point, extractor fan, uPVC obscure glazed window. Comprising tiled shower cubicle with pivoting door, vanity unit with inset wash hand basin, close coupled WC, tiled walls, radiator with thermostat control.

**OUTSIDE**

**FRONT** Outside is a courtyard garden to the front.

**REAR** To the rear of the property is a raised patio enclosed by low level block wall enjoying an open outlook across the surrounding area, there is also a large timber garden shed, driveway parking for several vehicles.



Age: (unverified)	Postcode: TQ1 1LN
Current Council Tax Band: B	Stamp Duty: £*1,299
EPC Rating: EPC C & D	
Electric meter position:	Gas meter position:
Boiler positioned:	Water:
Loft:	Rear Garden Facing:

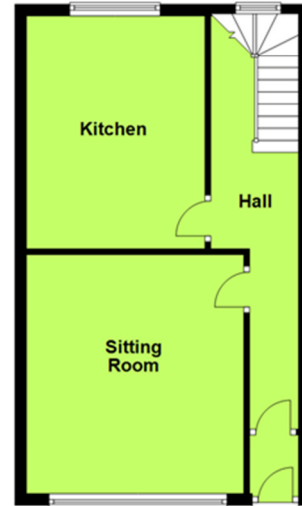
This information is given to assist and applicants are requested to verify as fact. \*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This floor plan is not to scale and should be used as a guide only.

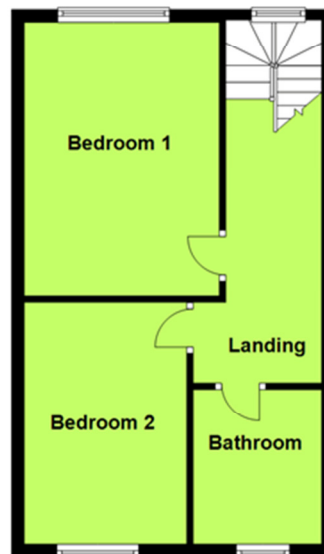
Garden Level



Ground Floor



First Floor



**Agent disclaimer: Please note both floor plan and measurements are approximate and should not be relied upon as fact.**

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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