



Guide Price £225,000 - £240,000

Teignmouth Road,  
Torquay, TQ1 4RW

Located on the outskirts of Torquay is this three bedroom semi detached house. The property is situated within close of proximity to local shops, transport links and schools with St. Marychurch and the town centre only a short drive away making this a perfect family home. The property is split over two levels with ground floor comprising of large open plan lounge/dining room/kitchen. Upstairs are three bedrooms along with family bathroom. Outside are front and rear gardens and there is a driveway for two cars. Viewing is recommended.



**ENTRANCE HALLWAY** A welcoming entrance with UPVC door and double glazed frosted window to the side leading to the front entrance. Carpeted stairs leading to the first floor. Storage cupboard under the stairs. Cupboard housing consumer unit. Dado rails and radiator. Vinyl hard flooring. Door to:-

**DINING ROOM.** 3.234 x 3.725 max A bright room with ample space for a good size dining table. Fitted shelving and cupboard storage either side of the original chimney breast. Double glazed window to the rear aspect and vinyl hard flooring. Radiator. Opening to kitchen and an opening to:-

**LOUNGE.** 4.056 x 3.406 max A bright and spacious Lounge with a double glazed bay window to the front aspect. Characterful log burner with stylish slim wooden mantle above and slate effect hearth. Carpeted flooring. Radiator.

**KITCHEN.** 2.40 x 2.66 max Fitted with a matching range of wall and floor mounted units comprising of cupboards and drawers. Modern rolled edge work surfaces with inset 1 bowl stainless steel sink unit with mixer tap. Tiled splash backs. Gas cooker with fitted cooker hood above. Double glazed frosted window to side aspect and a small double glazed frosted window to the rear aspect. Double glazed door leading out into the rear down the steps. Space for a washing machine and fridge / freezer. There is also space and plumbing for a dishwasher. Vinyl hard flooring.

**FIRST FLOOR LANDING.** A bright and airy landing with double glazed window to the side aspect. Carpeted flooring. Access hatch to loft space. Doors to:-

**BEDROOM 2.** 4.095 x 3.722 max A generous double bedroom with double glazed window to the rear aspect with views over woodlands. Radiator and carpeted flooring. Airing cupboard housing gas combination boiler and shelving storage above.

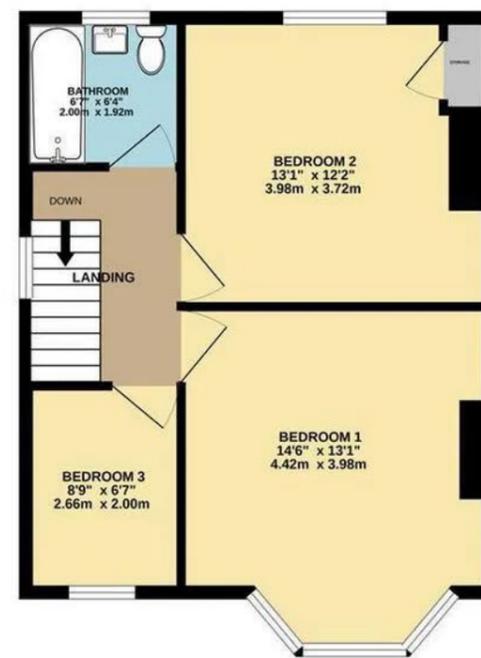
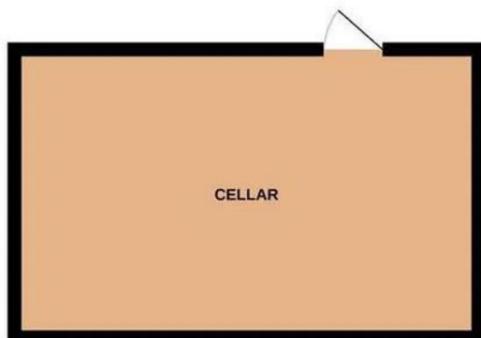
**BEDROOM 1.** 4.09 x 4.59 max A spacious main bedroom with a double glazed bay window to the front aspect. Ample space for wardrobes and bedroom furniture. Radiator and carpeted flooring.

**BEDROOM 3.** 1.91 x 2.68 max A versatile room currently arranged as an office but would create a good size single bedroom. Double glazed window to the front aspect and carpeted flooring. Radiator.

**BATHROOM.** Fitted with a modern matching three piece white suite comprising a pedestal hand wash basin with mixer tap, push button W/C and a panel fronted bath with mains shower above. Frosted double glazed window to the rear aspect. White towel radiator. Tiled effect hard flooring.

**OUTSIDE.** To the front of the property is off road parking for two cars in tandem along with a low maintenance front garden laid to paving. The driveway also has an EV charging point.

To the rear of the property is a sunny, low maintenance garden with an area laid to artificial lawn that leads onto a decked sun patio. There are gravelled borders perfect for easy upkeep. This property also has basement storage. There is a secure side access gate leading to the front aspect.



Address 'Teignmouth Road, Torquay, TQ1 4RW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '64 | D'

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