



**Taylors**  
sales & lettings

Offers Over £195,000

Grange Road,  
Warberry, Torquay,  
TQ1 1LE

Taylors are now offering this three bedroom end terraced home which will make an ideal first time purchase or buy to let. Located just above Torquay town centre and close to a small local woodland perfect for walking the dog! To the ground floor is a good sized kitchen/diner and generous lounge with a useful large porch area with storage. The first floor are the three bedrooms and family bathroom. The property also benefits from double glazing and central heating. From all front facing windows are superb open views across Torquay and onto Dartmoor. There are enclosed rear gardens which offers a good degree of privacy plus front garden are a single garage with driveway frontage. Keenly priced this is a must view property!



**PORCH** A sizeable porch with room for coats and shoes. Double glazed front door. Built in meter cupboard. Lobby with door to rear garden and useful built in store cupboard and wall unit. Door to:-

**KITCHEN/DINER** - 4.8m x 3m max (15'8" x 9'10") A great family room with an ample dining/seating area along with a kitchen area fitted with a range of wall and base units. Cooker point, space for fridge/freezer, large understairs cupboard, ideal Logic gas boiler, two double glazed windows and radiator. There is a 4ft by 6ft walk in pantry off the kitchen too.

**LOUNGE** - 4.8m x 3m max(15'8" x 9'10") A lovely bright lounge enjoying panoramic open views across Torquay to Dartmoor on the horizon. Two double glazed windows. Radiator. Decorative fireplace.

**FIRST FLOOR LANDING** Access to loft space.

**BEDROOM ONE** - 3m x 2.8m (9'10" x 9'2") A double room with double glazed window, built in wardrobe and radiator.



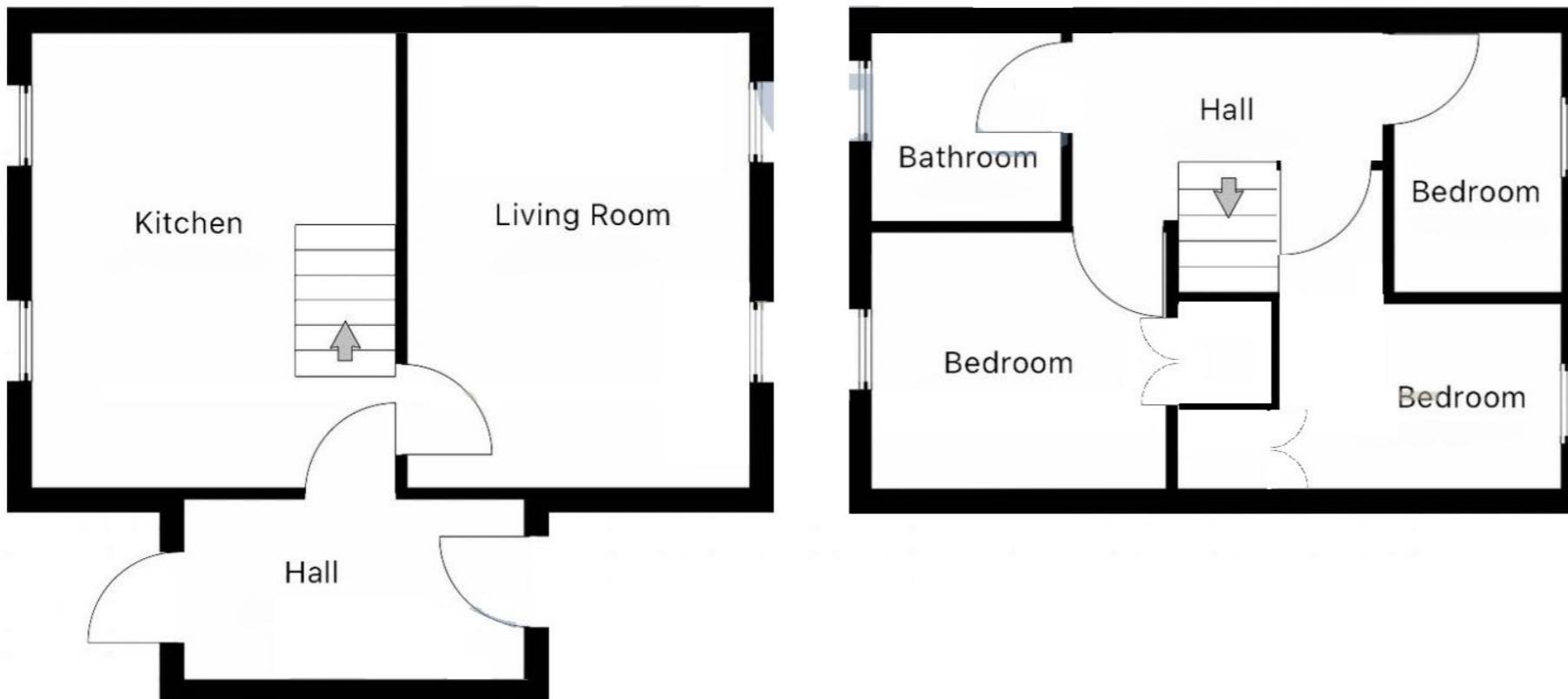
**BEDROOM TWO** - 3.6m x 3.1m (11'9" x 10'2") max at widest. Double glazed window with excellent open views across Torquay to Dartmoor. Built in wardrobe.

**BEDROOM THREE** - 2.7m x 2m (8'10" x 6'6") max. Another room that enjoys impressive views. Radiator.

**BATHROOM** Fitted with a white suite comprising bath with mains shower over, wash hand basin and WC. Part tiled walls. Radiator. Strip light and shaver point. Double glazed window.

**OUTSIDE** To the front is a gravelled garden area. Steps leading up to the front door. The rear garden is enclosed and is art patio and part decking making an idea easily maintained garden perfect for BBQ's an entertaining.

**GARAGE** - 4.6m x 2.3m (15'1" x 7'6") Located in a close by block is this single garage with drive way frontage.



Address 'Grange Road, Warberry, Torquay, TQ1 1LE'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '70 | C'

Taylors Estate Agents  
24-26 Hyde Road  
Paignton  
Devon  
TQ4 5BY