



Taylor's
sales & lettings

Guide Price £185,000 - £195,000

Princes Road,
Torquay, TQ1 1NL

A beautifully presented Grade II listed character cottage situated within close proximity of the town centre and Torquay Harbourside, with its abundance of cafes, bars, entertainment venues and theatres. The property comprises a spacious lounge/diner, kitchen, bathroom and two double bedrooms. There are front and rear patio gardens. Viewing is highly recommended.



ENTRANCE PORCH Wooden door with glazed panels to the front. Electric meters, high-gloss laminate flooring. Glazed door into:

ENTRANCE HALL Stairs rising to the first floor with understairs storage cupboard. Continuation of high-gloss flooring, multi-paned door into kitchen and doorway to:

DINING ROOM 11' 10" x 9' 10" (3.607m x 3.012m) Double-glazed window to the rear, shelving to either side of the chimney breast. Radiator, continuation of high-gloss flooring. Open plan to:

LOUNGE 12' 1" x 11' 2" max (3.698m x 3.4m) Multi-paned window to the front, fitted electric fire with mantel and surround, radiator. Continuation of high-gloss flooring.

KITCHEN 9' 4" x 6' 7" (2.853m x 2.029m) Fitted with a modern matching range of wall and base-mounted units and drawers with roll-edge work surfaces over. Single-bowl stainless steel sink unit with mixer tap. Fitted electric oven and hob with concealed cooker hood above. Spaces for a washing machine and fridge/freezer. Double-glazed window and door to the side, inset ceiling spotlights. Radiator and tiled flooring.

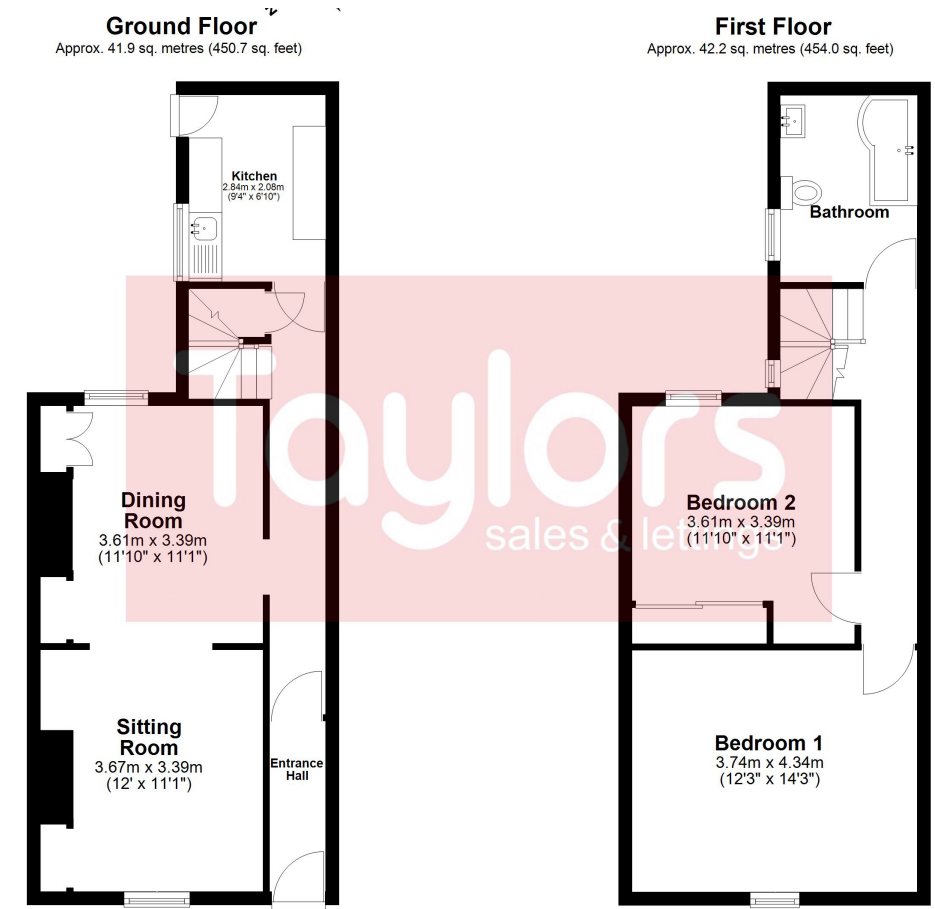
FIRST FLOOR HALLWAY Window to the side, access hatch to loft space, which is part-boarded and has a pull-down ladder and light. Radiator and doors to:

BEDROOM 1 14' 0" max x 12' 2" (4.27m x 3.731m) Window to the front with views overlooking the park, radiator.

BEDROOM 2 11' 10" x 10' 6" (3.61m x 3.214m) Double-glazed window to the rear. Fitted triple wardrobe with sliding doors, radiator.

BATHROOM 9' 5" x 6' 6" (2.895m x 1.987m) Fitted with a modern matching three-piece white suite comprising a panelled L-shaped shower bath with mixer tap and electric shower, low-level WC and wash hand basin with mixer tap set into a vanity unit with cupboards below. Fitted high-gloss storage unit. Double-glazed window to the side, radiator and chrome ladder-style radiator. Exposed beamed ceiling, laminate flooring and part-tiled walls.

OUTSIDE To the front, the garden is mainly laid to paving and stone chippings for ease of maintenance. To the rear is a concrete patio with steps leading up to the remainder of the garden, which is paved. There is also residents' permit parking on the street at the front, which the owners inform us costs £35 per annum.



Address 'Princes Road, Torquay, TQ1 1NL'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '65 | D'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ