



Vansittart Road, TQ2 5BW
Torquay



Guide Price
£200,000 - £220,000

Upon entry you come into a useful porch with door to the reception hall, stairway to first floor and into the open plan lounge/dining room. The dining room is a spacious and a characterful area with UPVC double glazed window and outlook to rear, display shelving to recess, and a trap door with steps leading down to useful cellar storage area with restricted head height. Exposed timber flooring extends into the lounge which is another light and spacious area with UPVC double glazed window and outlook to front, feature fireplace with tiled hearth and fitted log burning stove. The Kitchen is a good size with UPVC double glazed window to side and outlook over the courtyard, UPVC panelled and glazed stable door leading out to the courtyard. Modern range of fitments comprising solid wood base, wall and drawer cupboards with rolled edge work surfaces and tiled splashbacks, inset stainless steel one and a half bowl sink unit with mixer tap, integrated dishwasher, plumbing for automatic washing machine, space for tumble dryer and fridge freezer. Inset stainless steel NEFF four ring gas hob with stainless steel canopy and extractor unit over, eye level NEFF built-in electric double oven as well as a wall mounted gas fired boiler servicing domestic hot water and central heating system.

On the first floor you have a half landing leading to the bathroom which has obscure double-glazed window to side, modern white suite comprising panelled bath with mixer tap, shower attachment, low level W/C, and a pedestal wash basin with mixer tap. Next to this room is the shower room which has obscure double-glazed window to side, modern white suite comprising shower cubicle with plumbed shower unit, low level W/C, and a pedestal wash basin with mixer tap. Further steps lead up to an additional spacious landing area which leads to bedroom one, this is a spacious double bedroom with UPVC double glazed window and outlook to front. Bedroom 2 is another spacious double bedroom with UPVC double glazed window and outlook to rear, and bedroom 3 is a good-sized single with UPVC double glazed window and outlook to front.

Outside, to the front of the property the garden is laid to a spacious flagstone paved area, for ease of maintenance, with raised flower and shrub beds and rendered walling to surround. Steps lead up to main entrance with outside light. To the rear of the property there is a delightful enclosed Mediterranean style courtyard garden, again laid to flagstone paving for ease of maintenance, offering a good deal of privacy and seclusion. There is also a timber garden shed, door to useful storage cupboard, and a timber panelled gate leading to rear access lane.





STAR POINTS

- Mid-Terraced House
- NO ONWARD CHAIN
- Character Property
- Shower Room & Bathroom
- Useful Celler
- Close to Shops
- Close to Schools
- Close to Travel Amenities
- Gas Central Heating
- Double Glazed

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - C

Local Authority - Torbay Council

EPC - C

There is a water meter at the property.

For prices & more information about Council Tax go to the local authorities website:

<https://www.torbay.gov.uk/council-tax/>

Check broadband Availability at Openreach Fibre-

Checker: <https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage:

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

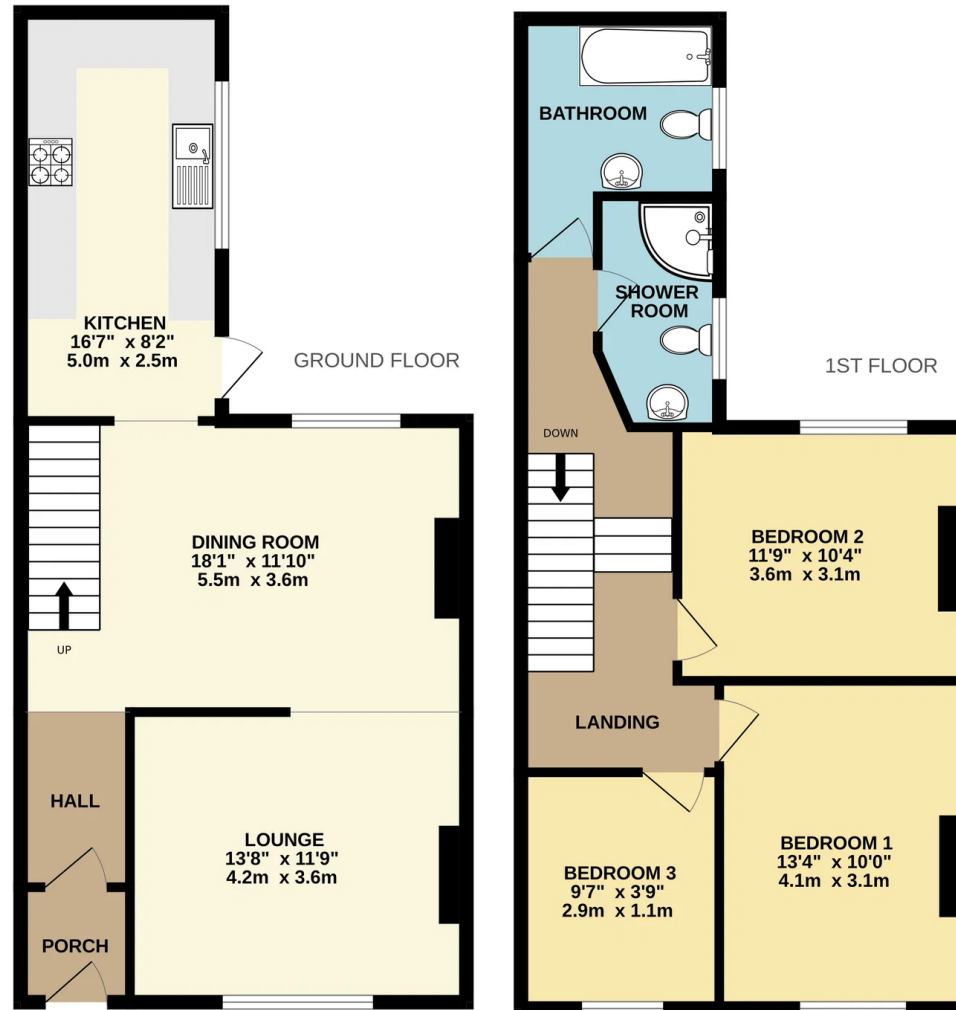
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

What 3 Words: clocks.club.down

Sat-Nav: TQ2 5BW





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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