



Guide Price £400,000 - £420,000

Hilly Gardens Road,
St. Marychurch,
Torquay, TQ1 4QL

A beautifully presented spacious four bedroom semi detached period property with a one bedroom annexe situated in the sought after area of St. Marychurch within easy access to a host of local schools, local churches and medical practices. The property comprises of lounge and dining room, kitchen, four bedrooms, bathroom, conservatory and also a one bedroom annexe which is perfect space for a dependant relative or independent area to work from home. Outside is parking for five cars, a sunny balcony off the lounge, decked back garden and a large enclosed front garden. Viewing is highly recommended.



uPVC door into porch.

Double glazed windows with open views towards golf course. Door into:-

LOUNGE/DINING ROOM The lounge has a large double glazed window and door opening onto the balcony enjoying open views. From the lounge is access to the dining room with double glazed windows and door opening to the terrace and rear garden. The dining area has space for a 6/8 seater dining table and chairs.

KITCHEN/BREAKFAST ROOM The large kitchen/breakfast room has a modern fitted kitchen with grey fronted units and working surfaces. There is space for a fridge/freezer, plumbing for washing machine and dryer, a range style cooker, window out to side and two windows facing to the back.

CONSERVATORY From the sitting room there are a few steps down to the conservatory with double glazed windows and door to the patio and front garden.

BEDROOM FOUR/STUDY A versatile room that can be used as a bedroom, alternatively can be used as a home office, radiator and window to front.

BEDROOM ONE A good sized double bedroom with built in wardrobes, radiator and window to front.

BEDROOM TWO Another good sized double, radiator, window to back.

BEDROOM THREE Built in wardrobes, radiator and window to front.

BATHROOM A very large bathroom comprising of double shower, bath, low level WC, wash hand basin with vanity surround.

ANNEXE With its own entrance from the front garden. Door into hallway.

HALLWAY Large storage cupboard.

LOUNGE A nice size lounge with window to front and radiator.

KITCHEN Cupboards and drawers over and under surfaces, built in oven and hob, space for fridge/freezer, plumbing for washing machine and window to side.

BEDROOM A good size double bedroom, window to back and radiator.

ENSUITE A bath with overhead shower, low level WC/wash hand basin and window to back.

OUTSIDE To the front is a wide driveway providing parking for 4/5 cars. To the side is a large gently sloping lawned gardens with paved patio and hedging. To the side of the conservatory is a further paved garden. To the rear is an enclosed decked terrace leading to a paved patio.

AGENTS NOTE Please note the annexe is restricted height in the bedroom and bathroom.



Address 'Hilly Gardens Road, St. Marychurch, Torquay, TQ1 4QL'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '66| D'

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