



Asking Price Of £260,000

Ellacombe Church
Road, Ellacombe,
Torquay, TQ1 1LW

Taylor's are pleased to offer this four bedroom end of terrace house for sale which provides ideal family accommodation and will work equally well for first time buyers and investors. Perfectly located within walking distance of Torquay town Centre and also the village of Babbacombe with its beaches at Oddicombe and Babbacombe itself. The property is presented in good condition throughout and has the benefit of double glazing and central heating with the accommodation comprising Lounge, dining room, good sized kitchen and small conservatory to the ground floor with the four good sized bedrooms and family bathroom to the first floor. There are gardens to the front and to the rear are good sized landscaped gardens being mainly lawn with rocky terraces. Viewing highly recommended.



PORCH Door leading into the:-

ENTRANCE HALL A spacious hallway with dado rail. Stairs to the first floor. Radiator. Door to:-

LOUNGE - 13.5ft x 12.33ft A bright lounge with lovely double-glazed bay window to the front aspect. Radiator.

DINING ROOM - 13ft x 11.17ft Another good sized room having double-glazed window to the rear. Open fireplace. Radiator.

KITCHEN - 16ft x 10ft A range of matching wall and base units with granite work-tops over. Inset stainless steel 1.5 bowl sink/drainers with mixer tap. Appliance space for a Range-style cooker inset to a traditional chimney breast and tiled surround. Radiator. Space for a fridge/freezer. Built-in dishwasher. Part-tiled walls. Double-glazed windows to the side and rear. Glazed door to the side leading into the Conservatory. Cupboard housing the combi-boiler.

CONSERVATORY The double glazed conservatory has a double-glazed door to a Courtyard garden. Which in turn leads to both front and rear gardens.

LANDING The split landing has access to the loft space. Radiator.

BEDROOM - 12.33ft x 10.67ft A double room with double-glazed bay window to the front. Radiator.

BEDROOM - 9ft x 5.67ft A single room with double glazed window and radiator. Currently arranged as a dressing room.

BEDROOM - 13.08ft x 10.5ft Another double room with double-glazed window to the rear. Radiator.

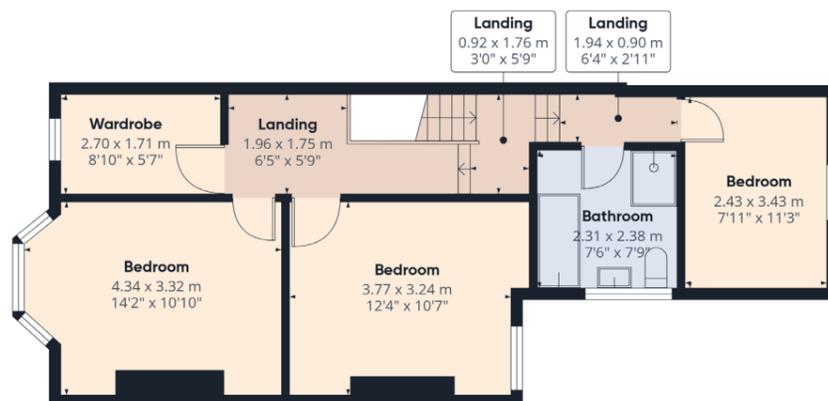
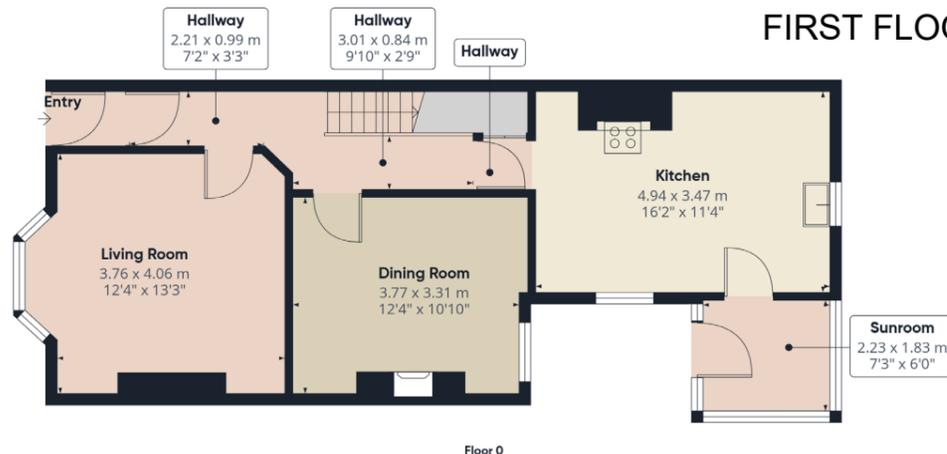
BEDROOM - 11.25ft x 8ft A generous room with double-glazed window to the rear. Radiator.

BATHROOM A white suite, comprising: Low-level WC; Vanity unit with wash-basin and mixer tap; Bath with mixer tap and shower attachment plus shower cubicle with twin shower heads. Tiled walls and floors. Chrome heated towel radiator. Double-glazed window to the side.

FRONT GARDEN A gravelled garden with hedge borders offering a degree of privacy.

REAR GARDEN There is a courtyard area which can be accessed from the conservatory and leads to the rear gardens. This has rockery tiers and is mostly lawn with inset shrubs.

FIRST FLOOR:



Address 'Ellacombe Church Road, Ellacombe, Torquay, TQ1 1LW'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating 'TBC'

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