

**Teignmouth Road | Torquay | TQ1 4EX**

**Asking Price Of £449,950**

A beautifully presented and uniquely positioned four bedroom semi detached home. The property is set over three floors and benefits from a south westerly secluded rear garden that surround the property. The property also benefits from a driveway and two garages. The property is set on an elevated position which offers privacy and is not over looked. The property is spacious and subject to planning permissions has the potential to be extended to the front, side or rear, the loft has a 'Velux' window and houses a modern boiler. To the front aspect is a large sun room with elevated views and provides a fantastic space to relax or utilise as a hobby area. The rear and side gardens provide a fantastic environment to relax and enjoy. This unique home offers flexible living is suitable for dual family living and should you work from home there are multiple options for you. The home is located conveniently for schools and the main Town centre, beaches and amenities.

- **DRIVEWAY + TWO GARAGES**
- **FOUR BEDROOMS**
- **LARGE GARDEN**
- **SEPARATE BEDROOM, BASEMENT, STUDY**
- **LOVELY LOCATION**



## Property Description

A beautifully presented and uniquely positioned four bedroom semi detached home. The property is set over three floors and benefits from a south westerly secluded rear garden that surround the property. The property also benefits from a driveway and two garages. The property is set on an elevated position which offers privacy and is not over looked. The property has a basement level with its own private entrance to the front of the property, This has a main studio style room and has its own separate shower, W.C and wash hand basin. The property is spacious and subject to planning permissions has the potential to be extended to the front, side or rear, the loft has a 'Velux' window and houses a modern boiler. There is further potential to add outbuildings to the rear garden. To the ground floor is a large lounge, good sized dining room which leads to the Spacious kitchen/breakfast room with granite worksurface. Door leads to the gardens. There is also a good size modern bathroom and a utility room. To the front aspect is a large sun room with elevated views and provides a fantastic space to relax or utilise as a hobby area. To the first floor are four bedrooms. Two of the three doubles have modern wash hand basins, The fourth bedroom which is also a good size also benefits from a wash hand basin. A contemporary shower room completes the first floor. The rear and side gardens provide a fantastic environment to relax and enjoy al-fresco dining. The gardens receive an abundance of sunshine. This unique home offers flexible living is suitable for dual family living and should you work from home there are multiple options for you. The home is located conveniently for schools and the man Town centre, beaches and amenities.

**Lounge** - 3.23m x 5.49m (10'7" x 18'0")  
Bay window to rear aspect, electric fireplace and door to hallway.

**Sitting Room** - 4.37m x 2.36m (14'4" x 7'8")  
Windows to rear and side aspect, tiled flooring and sliding doors to kitchen.

**Dining Room** - 3.91m x 2.9m (12'9" x 9'6")  
Window to front aspect, tiled flooring and sliding doors to kitchen.

**Bathroom**  
Window to front aspect, Bath with shower attachment, Wash hand basin, WC, part tiled walls and towel radiator.

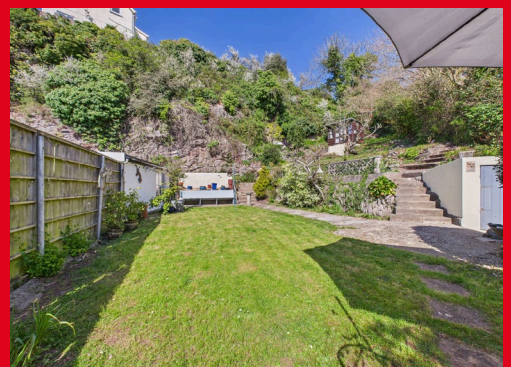
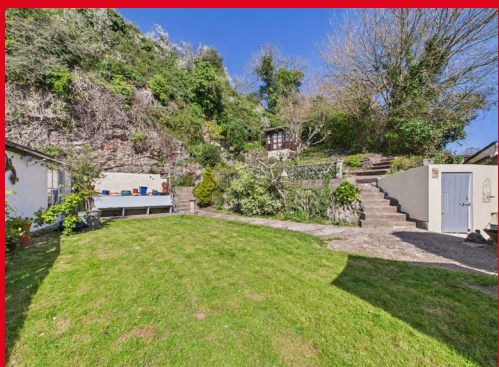
**Main Bedroom** - 3.25m x 4.78m (10'7" x 15'8")  
Bay window to rear aspect, wash hand basin and carpet flooring.

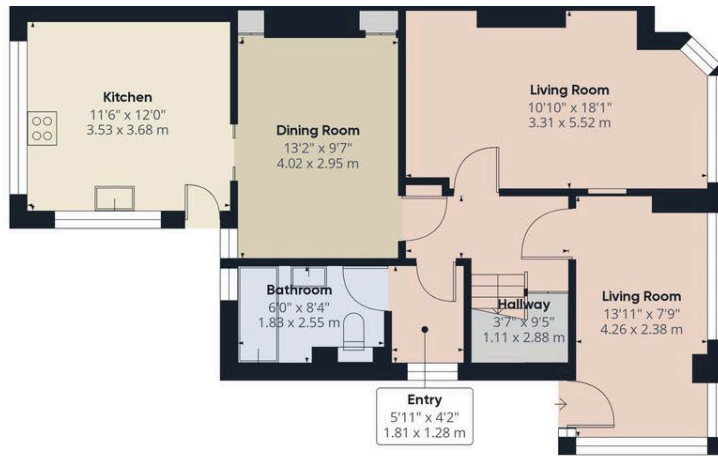
**Bedroom Two** - 3.25m x 2.97m (10'7" x 9'8")  
Window to rear aspect, wash hand basin and carpet flooring.

**Bedroom Three** - 2.87m x 2.26m (9'4" x 7'4")  
Window to front aspect, wash hand basin and carpet flooring.

**Bedroom Four** - 2.87m x 2.26m (9'4" x 7'4")  
Window to rear aspect and carpet flooring.

**Shower Room**  
Window to side aspect, Shower, Wash hand basin and WC.





Floor 0



Approximate total area<sup>®</sup>  
1225.9 ft<sup>2</sup>  
113.89 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Address

Teignmouth Road, Torquay, TQ1 4EX

## Tenure

Freehold

## Council Tax Band

D

## EPC Rating

D

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## Contact Details

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Information**



**Agents Note:** These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.