

CHRISTOPHER SCALES
exp UK



Oak Hill Road, Torquay

£399,995

This beautifully presented three-bedroom character home, nestled in a tucked-away position close to local amenities and Torre Station, offers versatile living spaces, a single garage, and driveway parking.

Upon entering through the entrance porch, you are welcomed into the inviting sitting room, a comfortable space perfect for relaxation, featuring a UPVC double glazed window and a vertical radiator. The well-appointed kitchen, complete with a range of base and drawer units, integrated appliances, and a stable door opening to the garden, flows seamlessly into the property's layout. Adjacent to the kitchen, the bright dining room, with its UPVC double glazed windows and double doors, with direct access to a private sheltered patio.

The first floor offers three bedrooms. The dual-aspect master bedroom benefits from fitted wardrobes, offering ample storage. This floor also includes a family bathroom/WC with a panelled bath and an additional contemporary shower room/WC, providing convenience and flexibility.

Externally, the property boasts a long block-paved driveway providing generous off-road parking and leading to a single garage. The attractive gardens wrap around the property, featuring a secluded patio area ideal for outdoor dining, a raised lawned area, and additional paved pathways leading to a further patio, a vegetable garden, and a garden shed, all enclosed by timber fencing and accessible via gated entry from Oak Hill Road.

An internal viewing is highly recommended to fully appreciate the generous space and versatile living options this home provides.

THE ACCOMMODATION COMPRISES, Composite door with glazed insets to:

ENTRANCE PORCH - 2.84m x 0.86m (9'4" x 2'10") Maximum measurements. Inset spotlights, UPVC double glazed window, door to WC, door to:

SITTING ROOM - 6.25m x 3.66m (20'6" x 12') Coved ceiling with light points and ceiling rose, UPVC double glazed window, vertical radiator with thermostat control, storage and shelving to recess, cupboard housing the electric meter and consumer unit, door to inner hallway, door to:

KITCHEN - 4.27m x 2.54m (14'0" x 8'4") Coved ceiling with inset spotlights, UPVC double glazed window. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset 1.5 bowl ceramic sink and drainer with mixer tap over, inset electric hob with extractor over, built-in double electric oven, integral dishwasher, integral washing machine, integral fridge/freezer, stable door opening onto the rear garden. Opening to:

DINING ROOM - 4.62m x 4.27m (15'2" x 14') Maximum measurements. Coved ceiling with inset spotlights, UPVC double glazed windows and double doors opening onto the rear garden, radiator with thermostat control, door to:

INNER HALLWAY - 4.19m x 2.01m (13'9" x 6'7") Skylight, stairs with handrail to first floor, pendant light point, radiator with thermostat control, under stairs storage cupboard, shelving to recess.





FIRST FLOOR LANDING Wall light points, hatch to loft space, UPVC double glazed window, doors to:

BEDROOM ONE - 4.78m x 3.56m (15'8" x 11'8") Maximum measurements. Coved ceiling with pendant light point and ceiling rose, dual aspect with UPVC double glazed windows, radiator with thermostat control, TV connection point, fitted double wardrobe with sliding mirror front doors.

BEDROOM TWO - 3.84m x 3.05m plus wardrobes (12'7" x 10') Coved ceiling with light point, UPVC double glazed window, radiator with thermostat control, fitted wardrobe to one wall with sliding mirror fronted doors and double built-in wardrobe.

BEDROOM THREE - 2.54m x 2.51m plus recess (8'4" x 8'3") Pendant light point, hatch to loft space, UPVC double glazed window, radiator with thermostat control.

BATHROOM/WC - 2.29m x 1.8m (7'6" x 5'11") Coved ceiling with inset spotlights, UPVC obscure glazed window. Comprising panelled bath with shower attachment over, vanity unit with inset wash hand basin, WC, part tiled walls, tiled floor, heated towel rail.

SHOWER ROOM/WC - 1.57m x 1.65m (5'2" x 5'5") Inset spotlights, UPVC obscure glazed window, heated towel rail. Comprising corner shower cubicle with mains fed shower, vanity unit with inset wash hand basin, WC, tiled floor.

OUTSIDE

PARKING A long block paved driveway provides ample off road parking and leads to a single garage.

GARDEN The gardens extend around the property and are accessed from the dining room onto a secluded patio with a raised lawned area, enclosed by timber fence and with shrubs/borders to the side and summerhouse. A paved pathway leads to a further patio area with raised flowerbed orders, vegetable garden and garden shed, accessed from the porch and also with gated access from Oak Hill Road. Outside lighting.

USEFUL INFORMATION

Tenure – Freehold

Age - 1867

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band D

EPC Rating - D/68 potential - B/85

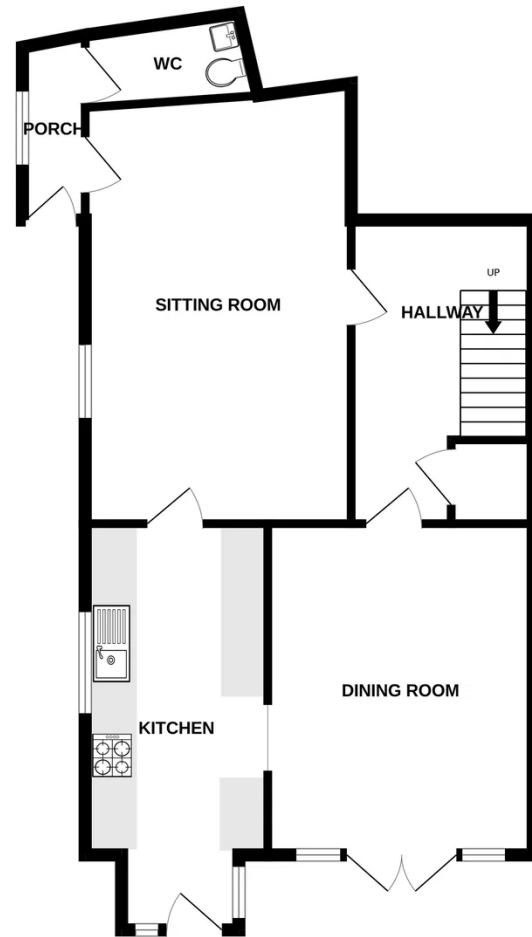
Broadband - To be confirmed

Mobile - To be confirmed

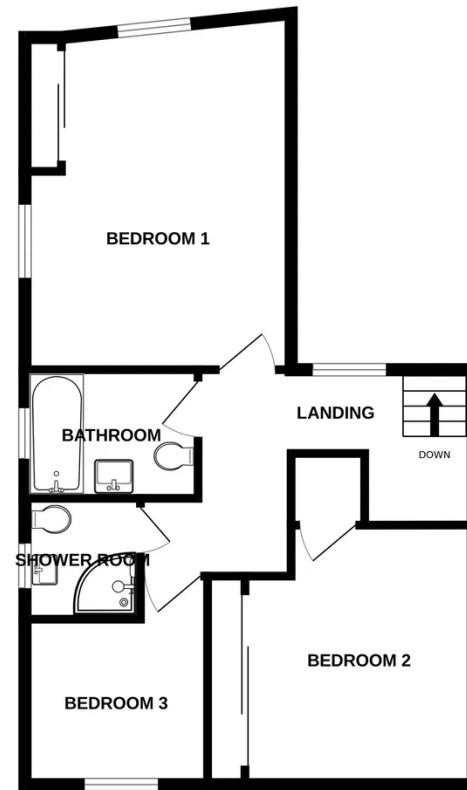
Please note that this property is subject to an owned solar panel installation and further information is available on request.



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2025

CHRISTOPHER SCALES

POWERED BY
exp UK

Tel No - 07713352747
Email - christopher.scales@exp.uk.com
Website - christopherscales.exp.uk.com