



Guide Price £185,000 - £195,000

Lymington Road,
Torquay, TQ1 4AR

A two bedroom, two reception terraced house, situated on a level plot within short reach of amenities. The property is in good order throughout, with white high gloss kitchen, modern bathroom, separate cloakroom and general excellent decorative order. Outside are level gardens. Viewing is recommended.



ENTRANCE PORCH Double glazed door to front. Electric meters and consumer unit. Glazed door into:-

ENTRANCE HALL Stairs rising to first floor. Doors to:-

LOUNGE 12' 5" x 11' 7" (3.795m x 3.535m) Double glazed window to front. Exposed brick chimney breast and open fire place. Night storage heater.

DINING ROOM 14' 7" x 9' 1" (4.468m x 2.786m) Double glazed window to rear. Night storage heater. Door with short stair case down into:-

INNER HALL Double glazed skylight window to rear. Doorway to kitchen and doors to:-

DOWNSTAIRS WC Two piece white suite comprising WC and hand wash basin.

STORE ROOM 4' 7" x 4' 2" (1.417m x 1.275m) Double glazed window to the rear aspect.

KITCHEN 11' 4" x 7' 11" (3.472m x 2.422m) Range of white matching high gloss wall and floor mounted units consisting of cupboards and drawers with square edge work surface over. Single bowl sink unit with mixer tap. Spaces for washing machine and oven. Fitted cooker extractor hood. Double glazed window and door to rear.



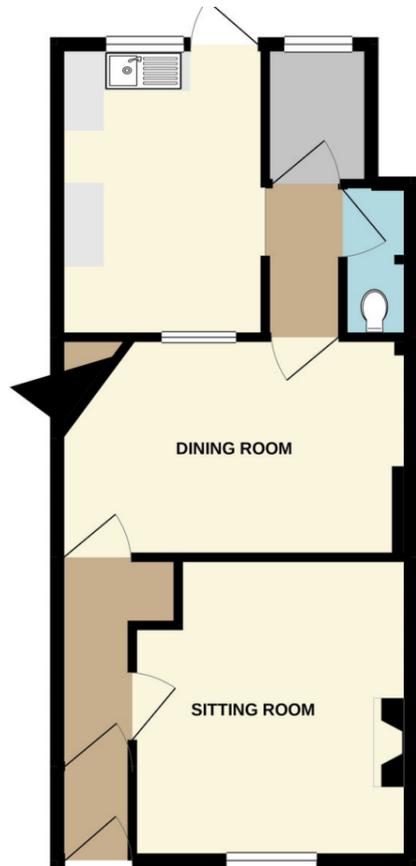
FIRST FLOOR HALLWAY Access hatch to loft space. Door to:-

BEDROOM ONE 15' 2" x 9' 4" (4.629m x 2.863m) Double glazed window to the front aspect. Antique style fire place. Electric radiator.

BEDROOM TWO 12' 0" x 7' 2" (3.661m x 2.202m) Double glazed window to the rear aspect. Electric radiator.

BATHROOM White modern suite comprising a pedestal hand wash basin, W/C, and panel fronted bath with shower above. Electric chrome ladder style radiator. Frosted double glazed window.

OUTSIDE To the front the property is a patio garden paved for ease of maintenance. To the rear of the property is a further patio garden laid to concrete to allow for off road parking and seating area.



Address 'Lymington Road, Torquay, TQ1 4AR'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '63 | D'

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