



# 38 Rowley Road

Torquay, Devon, TQ1 4PX





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**Spacious Three Bedroom Home in Sought After Location  
Short Walk to St Marychurch Precinct  
Large Kitchen/Diner, Dining Room & Lounge  
Rear Paved Patio & Lawned Garden, Outside Storage  
Well Maintained Family Home – No Onward Chain**

## **LOCATION**

St Marychurch is recognised as one of Torquay's most desirable residential locations, with an attractive pedestrianised precinct, golf club, schools and Dr's surgery.

Torquay town centre is less than a mile away with the sea less than half a mile. Rowley Road is a short walking distance to all of these amenities.

## **DESCRIPTION**

38 Rowley Road is a well-maintained, semi-detached property benefitting from double glazing, gas central heating and carpet throughout. The layout offers spacious living accommodation with lounge, dining room/playroom/4th bedroom and kitchen/diner.

To the first floor are two double bedrooms, a single bedroom and family shower room. The rear garden is easily managed with part paved and part lawn with storage buildings.

Ref No: 5439

**£349,000 Freehold**

Interested in this property?

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The property comprises:-

Double glazed front door leading into the vestibule and on to the hallway with access to:-

## **LOUNGE**

Bright room with front aspect. Real flame gas fire with marble surround.

## **DINING ROOM / PLAYROOM / 4TH BEDROOM**

With rear aspect. Recessed wall mounted gas fire.

## **UNDER STAIR STORAGE CUPBOARD**

## **KITCHEN/DINER**

Tiled floor and splashback, wall and floor mounted cupboards with roll top work surface. Inset 4 ring gas hob, extraction hood, eye level oven and microwave. One & ½ sinks with Aqua tap, plumbing for washing machine and wall mounted combi boiler. Side and rear aspect. Access to patio and garden.

## **FIRST FLOOR**

### **BEDROOM 1**

Spacious single with rear aspect. Feature fireplace with wood surround.

### **FAMILY SHOWER ROOM**

Floor to ceiling tiles. Corner shower, vanity unit with inset wash hand basin, WC and heated towel rail. Side aspect.

### **BEDROOM 2**

Good size double with rear aspect. Vanity unit with insert wash hand basin. Feature fireplace with wood surround.

### **BEDROOM 3**

Large king size room with 3 windows to the front. Feature fireplace with wood surround.

## **OUTSIDE**

### **REAR GARDEN & PATIO**

Raised flower beds, storage buildings and greenhouse. Access to bin store and Rowley Road.

## **GENERAL INFORMATION**

### **TENURE**

Freehold.

### **UTILITIES**

The property is connected to all mains services

### **COUNCIL TAX BAND C**

### **EPC RATING D**

### **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettsworths. Tel. 01803 212021.

Interested in this property?

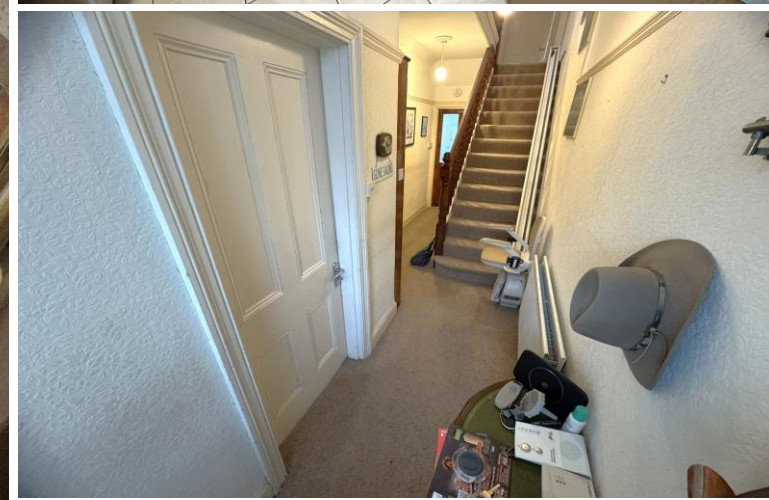
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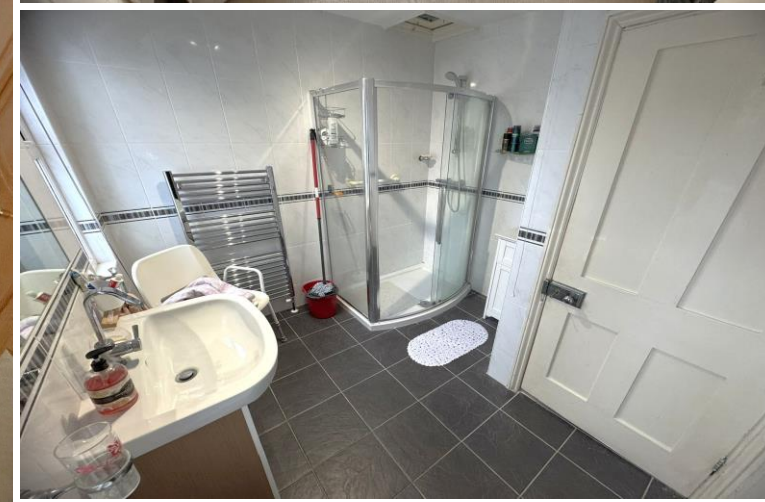
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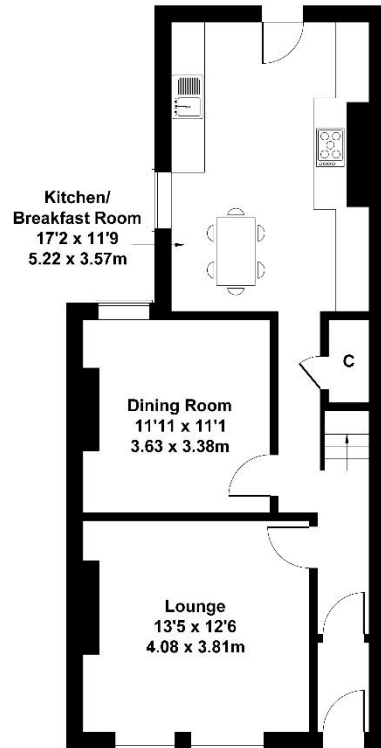




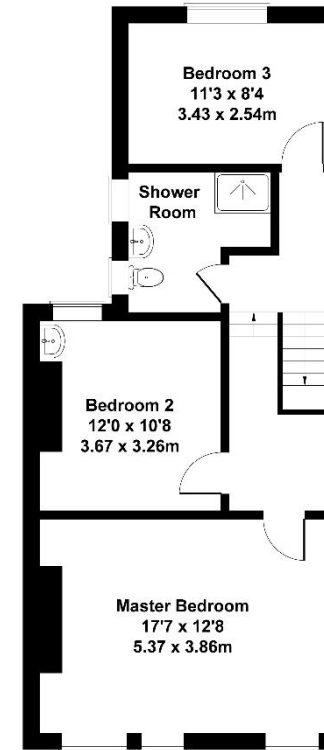
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Ground Floor



First Floor



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221 St Marychurch Road  
Torquay  
Devon  
TQ1 4NB



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