



Ash Hill Road, Torquay

Guide Price **£160,000 - £180,000**



Situated on a private Close set back from the road in a great position just a short walk from Torquay Town Centre, local amenities, bus routes and a variety of schools is this good sized, chain free, 2-bedroom bungalow. This deceptive property boasts 2 bedrooms, open plan lounge/fitted kitchen/dining area, a family bathroom and off-road parking. The property also has a private courtyard to enjoy those sunny days. This is ideal for first time buyers, investors or those looking to downsize.

As you enter the private close you come to your tandem allocated parking for 2 cars. A wrought iron gate leads you to a private walkway to your own courtyard garden. Entrance to the property is by patio doors which lead you to your open plan lounge/kitchen/dining area. A generous size which benefits from light as to the front of the property is the glazed and patio door. The kitchen is a good space for those who enjoy cooking with a sink drainer unit, fitted electric hob and cooker, plumbing for a washing machine, rolled edge work surface and wall, base and drawer units. To the side of this you have the dining area. Bedrooms 1 and 2 are nice sizes with windows to the rear. The family bathroom comes with low level W/C, wash hand basin and panelled bath with shower over.

STAR POINTS

- Semi-Detached Bungalow
- NO ONWARD CHAIN
- Close to Town
- Close to Sea Front
- Allocated Parking
- Private Close
- Close to Shops
- Private Courtyard
- Open Plan Living
- Good Location



ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC - D

In a conservation area.

There is a water meter at the property.

If at any point the windows need replacing, it is required by Torbay Council that they are replaced like for like.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

Sat-nav: TQ1 3JB

What 3 Words: bets.hurry.waddle

www.garganandhart.co.uk

01803 897321



Gargan & Hart
Estate Agents