



12 Borough Road

Torquay, Devon, TQ1 4QW



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Extended 4 Bedroom Family Home
Quiet Location, Close to Schools, Shops & Amenities
Lounge, Dining Room, Breakfast Room & Kitchen
Ground Floor Bathroom, Front & Rear Patios
Would Benefit from Some Modernisation & Renovations

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. Borough Road is a quiet Cul De Sac close to these local amenities.

DESCRIPTION

A late Victorian terrace property which has been extended. The 4 bedroom house would benefit from some modernisation and renovation in order to create a fabulous family home.

The property internally comprises lounge, dining room, breakfast room, kitchen and spacious 4 piece bathroom to the ground floor with stairs to the bedrooms on the first floor.

Ref No: 5506

£185,500 Freehold

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The property comprises:-

Pathway and steps up to front door. Double glazed door leading to:-

VESTIBULE

With frosted window to both sides.

LOUNGE

Double glazed door opening into the main lounge. Bay window with front aspect and ornate mantel with gas fire.

DINING ROOM

Dado rail with wood panelling below.

BREAKFAST ROOM

Step up from the dining room. Tiled floor and part tile walls. Breakfast bar seating 4. Access to rear patio.

KITCHEN

Step up from breakfast room. Tiled floor and splash back. Wall and floor mounted cupboards, roll top work surface, sink with drainer and plumbing for washing machine. Inset electric hob, integrated double oven. Window with side aspect.

BATHROOM

With full bathroom suite and separate shower cubicle with electric shower. Airing cupboard, wall mounted combi boiler. Rear aspect.

FIRST FLOOR

MAIN BEDROOM

Double with front aspect. Fitted wardrobes.

BEDROOM 2

Double with rear aspect. Fitted wardrobes.

BEDROOM 3

Single with front aspect.

BEDROOM 4

Off the half landing. Small double with rear aspect. There has been water damage to the ceiling of this room, and it requires complete redecoration.

LOFT SPACE

OUTSIDE

Paved patio to the front. Raised paved patio to the rear.

GENERAL INFORMATION

TENURE

Freehold.

SERVICES

The property is connected to all mains services and benefits from gas central heating and uPVC double glazing.

COUNCIL TAX BAND C

EPC RATING D

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

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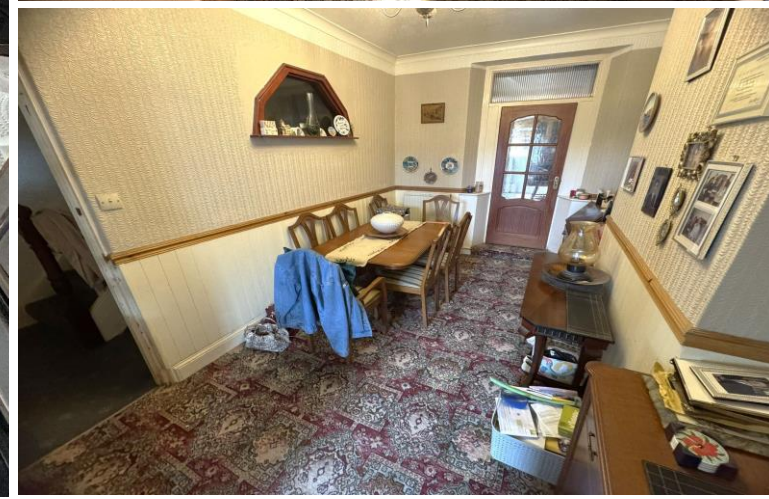
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FLOOR PLAN AWAITED

www.bettesworths.co.uk
221 St Marychurch Road
Torquay
Devon
TQ1 4NB



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