



Padacre Road, Torquay, TQ2 8QQ

Asking Price Of £269,950

A delightful three bed semi detached family house located in a most popular area within easy reach of good local schools, shops, houses and country walks to the beach. The property offers three good sized bedrooms, a large lounge with feature log burner, shower room and family kitchen/diner with double glazed windows and central heating, all of which is well presented and in good decorative order. There is a sunny and private rear garden with a patio, lawn and decking, along with off road parking for 2-3 cars. The garage has been changed into a workspace with excellent storage which could be turned into a home office, man cave or even an annexe/studio. A flexible house well worth viewing!

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- TOWN AND COUNTRY VIEWS
- LOG BURNER
- HOME OFFICE/ ANNEXE

Porch

A spacious entrance porch with room for a bench seat, log store etc. Double glazed windows. Shoe shelving. Glazed door to.

Hallway

Open to kitchen.

Lounge

A lovely large and bright lounge which enjoys amazing town and country views across Tor Bay. Modern log burner set on a plate hearth and metal back panel. Double glazed picture window.

Kitchen/Diner - 5.1m x 3.4m (16'8" x 11'1")

A good sized room fitted with a good range of matching wall and base units with a wood block effect work surface. Space for gas cooker. Appliance spaces for washing machine, dishwasher, fridge freezer and a stainless steel cooker hood. Two double glazed windows overlooking the rear garden. Two useful built in store cupboards. Radiator. Space for a six seater table.

Stairs to first floor landing

Access to loft space.

Bedroom One - 3.6m x 3.4m (11'9" x 11'1")

A large double room with a double glazed window enjoying distant town and sea views across the locality. Radiator. Built in wardrobe.

Bedroom Two - 3.2m x 2.9m (10'5" x 9'6")

another double room with a built in wardrobe and a double glazed window overlooking the rear garden. Radiator.

Bedroom Three - 2.5m x 2.1m (8'2" x 6'10")

A single bedroom with a double glazed window and outlook on bedroom one. Radiator.

Shower Room

Fitted with a modern white suite comprising, corner shower with mains fed fitment and glass doors, vanity unit with inset wash hand basin and chrome mixer tap. Close couple W/C with dual flush. Acrylic panelling and tiling to the walls. Chrome ladder radiator. double glazed window.

Annexe

A really flexible space offering two rooms over a split level. Previously used for a dog grooming business. These room could be used as a house office, studio, workshop or man cave!

Any alteration or change may be subject to consents.

Room one - 5m x 2.5m (16'4" x 8'2")

This area has been used for dog grooming so has power and lighting and hot and cold water supply. There is a double glazed door and window. Steps lead up to.

Room two - 4.8m x 2.4m (15'8" x 7'10")

Ideal as a workshop/store area.

Outside

to the rear is an elevated garden being mainly lawn with a patio and sun deck. from the top of the garden are gorgeous far reaching views across Torbay!

Parking

There is a hardstanding for 2-3 cars.

Address Padacre Road, Torquay, TQ2 8QQ

Tenure Freehold

Council Tax Band C

EPC Rating D

Contact Details

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Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.