



Wesley Close, Torquay, TQ2 8SH

Guide Price Of £130,000 - £140,000

Located on a quiet private cul de sac location and within close proximity to local shops and transport links is this two bedroom mid terraced house. The spacious accommodation comprises a bright and airy lounge, kitchen / diner, downstairs WC, two double bedrooms and a family bathroom. The property also benefits from an allocated parking space and well cared communal gardens. This home is offered for sale with no onward chain!

- TWO BEDROOMS
- MID TERRACED HOUSE
- ALLOCATED PARKING
- COMMUNAL GARDENS
- CHAIN FREE!

### Entrance Porch

Double glazed door to front entrance along with double glazed windows to the front and side aspects. Tiled flooring. Glazed internal window providing light to the lounge and a glazed door with frosted glazed window panels opening into:-

### Lounge - 3.79m x 3.27m (12'5" x 10'8")

A bright lounge with a glazed window to the front entrance. Wood effect hard flooring and ceiling coving. Radiator. Tv point.

### Inner Hallway

Carpeted stairs leading to the first floor. Handy storage cupboard under the stairs housing the consumer unit. Wood effect hard flooring. Doors to:-

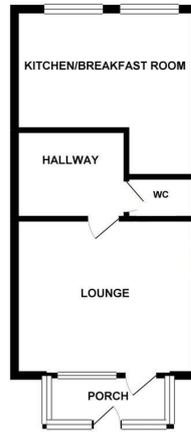
### Downstairs WC

Fitted with a modern, white push button WC with stylish UPVC marble effect decorated walls. Wood effect vinyl hard flooring and ceiling down light. Large mirrored cabinet.

### Kitchen/Diner - 3.81m x 3.33m (12'6" x 10'11")

Fitted with a modern matching range of wall and floor mounted units comprising cupboards and drawers. Stylish wood effect rolled edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Easy to clean UPVC splash back panels. Space for a fridge/ freezer. The vendor will be leaving the electric cooker within the sale. Gas combination boiler. Two double glazed windows to the rear aspect enjoying a green filled view over communal gardens and trees. Wood effect hard flooring matching the inner hallway and radiator.

GROUND FLOOR



1ST FLOOR



### First Floor Landing

According hatch to loft space. Carpeted flooring and ceiling coving. Doors to:-

### Bedroom One - 3.77m x 3.26m (12'4" x 10'8")

A bright and spacious double bedroom with a double glazed window to the front aspect enjoying a view over the communal garden. Carpeted flooring. Ceiling coving and fitted ceiling down lights. Radiator.

### Bedroom Two - 3.8m x 2.42m (12'5" x 7'11")

A bright and good sized double bedroom with two double glazed windows to the rear aspect enjoying a green view of trees and a communal lawned area. Built in storage cupboard providing handy shelved storage space. Carpeted flooring. Ceiling coving and fitted ceiling down lights. Radiator.

### Bathroom

Fitted with a two piece matching white suite comprising a pedestal hand wash basin with mixer tap and a panel fronted bath with mains shower above. Stylish and easy to clean marble effect UPVC panelling on all walls. Chrome heated towel radiator. Extractor and fitted LED ceiling downlighting. Vinyl hard flooring and ceiling coving. Large mirrored cabinet.

### Outside

To the front and rear of the property are cared for communal gardens laid mostly to lawn. The borders of the gardens are planted with an area of mature trees and shrubbery. There are further communal gardens in the estate that the property can also benefit from. The property also benefits from an allocated off road parking space.

### Material information

service charge: approx. £1,000 per year

*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.*

## Address

Wesley Close, Torquay, TQ2 8SH

## Tenure

FREEHOLD

## Council Tax Band

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## Contact Details

117 Union Street  
Torquay  
TQ1 3DW

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

enquiries@taylorsestates.co.uk  
01803 201904

