



Our View “A property suitable for multigenerational living or income potential”

A delightful and spacious period property featuring four bedrooms, a well-presented kitchen and bathroom, enclosed gardens, and a garage, with the additional benefit of a self-contained one-bedroom apartment. Ideally located in the heart of Torquay, this versatile home offers generous accommodation throughout.

The accommodation begins with an entrance porch, featuring a cupboard housing the utility meters and an internal door leading to a delightful reception hallway. This welcoming space provides access to the principal rooms, including the attractive living room located at the front of the property, which benefits from a large double-glazed bay window and a gas fireplace with mantel surround. Adjacent to the living room is a separate dining room/family room. This versatile space offers a variety of uses and features a fireplace and a double-glazed window overlooking the rear garden. Continuing through the entrance hallway, you will find the delightful modern fitted kitchen/breakfast room. This room features a matching range of wall and base units, a ceramic sink and drainer with mixer tap, and a range of integrated appliances including a fridge/freezer, washing machine, dishwasher, double oven, and induction hob with extractor hood and lighting above. The room also benefits from wood-effect flooring, a breakfast bar with storage beneath, a double-glazed window to the side, and double doors leading to the rear garden. From the entrance hallway, there is also access to a useful downstairs WC, comprising a low-level flush WC and a feature wash

hand basin with storage beneath. Additional storage is provided under the staircase. From the reception hallway, stairs rise to the first floor landing, providing access to four bedrooms, all of which feature double-glazed windows to either the front or rear. Two of the bedrooms are generous doubles, one of which benefits from an en-suite shower room comprising a low-level flush WC, wash hand basin, separate shower enclosure, and fully tiled walls. Also on this level is a superb modern fitted bathroom comprising a low-level flush WC, a wash hand basin set within a vanity unit, a panelled bath, part-tiled walls, and an obscured double-glazed window to the side. Useful storage is also available on this floor. Stairs then rise to the second floor, which provides access to the loft space, offering excellent potential for conversion, subject to the necessary planning consents. Externally, the property features enclosed, low-maintenance gardens. To the front, gated access leads to an enclosed patio area, ideal for outdoor dining and entertaining. To the rear, steps descend from the kitchen/breakfast room to a well-presented, low-maintenance garden incorporating paved and stone-chipped areas, again providing excellent space for al fresco dining and entertaining. A pathway leads to gated rear access, where you will find the garage. The garage benefits from an electronically operated door and is equipped with power and lighting. Self contained apartment An integral feature of the property is the addition of a self-contained one-bedroom apartment. Located at the rear, with its own private access, the accommodation comprises a spacious open-plan kitchen, dining and living area with wood-effect flooring. The well-presented kitchen

features a matching range of wall and base units, a stainless steel sink and drainer, and space and plumbing for a fridge/freezer, cooker, and dishwasher. Leading from the living area is a spacious double bedroom featuring built-in wardrobes and double-glazed windows to the side and rear, allowing for an abundance of natural light. The apartment also benefits from a modern fitted shower room comprising a low-level flush WC, pedestal wash hand basin, and mains-fed shower, together with fully tiled walls and an extractor fan. The apartment has its own boiler and independent heating system. Viewing is highly recommended to fully appreciate the flexibility of the accommodation, whether for multigenerational living, guest accommodation, or rental potential.

- Well presented period property
- Living room
- Separate dining / family room
- Kitchen / Breakfast room
- Four bedrooms (master ensuite)
- Modern fitted bathroom
- Self contained one bedroom apartment
- Enclosed gardens
- Garage





Total floor area 226.8 m² (2,441 sq.ft.) approx

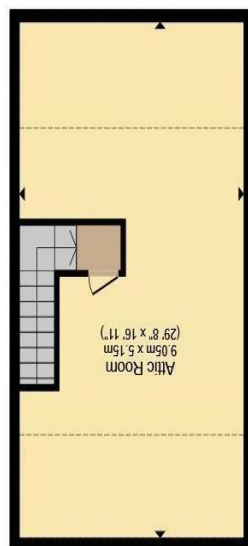
Ground Floor



First Floor



Second Floor



Annex



Garage

