

CHRISTOPHER SCALES

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Fore Street, Torquay

£325,000

This beautifully presented three-bedroom family home, located in a sought-after area with excellent local amenities, offers comfortable and versatile living spaces, complemented by off-road parking and a detached work room/garage.

Located on Fore Street in the older part of Barton the property offers good access to local amenities on Barton Hill Road which include CO-OP, Tesco express, takeaways, bakery, florist and bus route. There are nearby primary schools at Barton, Watcombe and St Marychurch.

Upon entering through the canopied entrance, you are welcomed in to the entrance hall with stairs leading to the first floor. The main living space is an inviting open-plan sitting/dining room with bay window at the front and with a wood burner. This flexible space flows into a conservatory, offering an additional reception area and direct access to the rear garden. The well-appointed kitchen features solid wood work surfaces and modern appliances. The first floor comprises three bedrooms and a contemporary shower room/WC.

Externally, the front garden is designed for low maintenance, with stone and bark chippings. To the side, a block-paved driveway provides convenient off-road parking and leading to a detached garage, currently configured as a versatile work room but easily convertible back to its original use. The rear garden offers a well-screened seating area on a cobbled stone patio, and a tiered lawned area with flower beds.

An internal viewing is highly recommended to fully appreciate this superb home.

THE ACCOMMODATION COMPRISES, Canopied entrance with outside light and UPVC obscure glazed door to:

ENTRANCE HALL - 4.55m x 1.52m plus recess (14'11" x 5'0") With coved and textured ceiling, inset spotlights, smoke detector, stairs with hand rail to first floor, radiator, cupboard housing the electric meter, under stairs storage housing gas meter and combination boiler, door to

OPEN PLAN SITTING/DINING ROOM - 7.52m into bay x 3.63m Max (24'8" x 11'11")

SITTING ROOM - With coved ceiling, directional spotlights, uPVC double glazed bay window to front aspect, radiator with thermostat control, TV connection point, fireplace with inset wood burner with decorative timber surround.

DINING ROOM - With coved ceiling, pendant light point, uPVC double doors opening into the conservatory, radiator with thermostat control, feature fireplace, opening to:

KITCHEN - 2.29m x 1.8m (7'6" x 5'11") With inset spotlights, uPVC double glazed window to rear aspect. Fitted kitchen comprising a range of base and drawer units with solid wood work surfaces over, inset ceramic sink with mixer tap over. Inset four ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, space for upright fridge/freezer, tiled flooring, electric oven.

CONSERVATORY - 3.2m x 2.24m (10'6" x 7'4") With pitched glazed roof with pendant light point, uPVC double glazed windows to three sides and double doors opening onto the rear garden, tiled flooring, power points, uPVC double glazed door to the side.





FIRST FLOOR LANDING With coved ceiling, inset spotlights, smoke detector, hatch to roof space, doors to:

BEDROOM ONE - 3.4m x 3.28m (11'2" x 10'9") With coved textured ceiling, light point, uPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobes to one wall with sliding mirror fronted doors.

BEDROOM TWO - 3.4m x 3.28m (11'2" x 10'9") With pendant light point, picture rails, uPVC double glazed window to front aspect, radiator with thermostat control.

BEDROOM THREE - 2.34m x 1.83m (7'8" x 6') With textured ceiling, inset spotlights, uPVC double glazed windows to front aspect, radiator with thermostat control.

SHOWER ROOM/WC - 2.03m x 1.85m (6'8" x 6'1") With inset spotlights, extractor fan, uPVC obscure glazed window. Comprising corner shower cubicle with sliding doors, vanity unit with wash hand basin and mixer tap over, close coupled W.C, heated towel rail, painted timber flooring.

OUTSIDE

FRONT - The front garden is laid to stone and bark chippings for ease of maintenance enclosed by stone wall and hedgerow with paved steps leading to the front door.

PARKING - A block paved driveway provides off road parking for up to three vehicles and leads to a detached garage (currently used as a work room).

REAR - The rear garden is accessed from the conservatory with a pebbled pathway with planting borders leading to a cobbled stone patio enclosed by stone wall and timber fence offering a well screened seating area. Steps lead to the top tier of the garden which is mainly laid to lawn with flower bed and planting borders with a timber garden shed and enclosed by timber fence and stone wall.

DETACHED WORK ROOM/GARAGE - 5.77m x 2.82m (18'11" x 9'3") With velux windows, directional spotlights, base units with solid block work surfaces over and inset circular sink with mixer tap over, laundry cupboard housing the washing machine and tumble dryer. The garage is currently used as a work room but could quite easily be converted back to a garage by removing a stud wall as the garage door remains in situ.

USEFUL INFORMATION

Tenure – Freehold

Age - 1930's

Heating - Gas central heating

Drainage - Mains

Windows - Double glazed

Council Tax - Tax band C

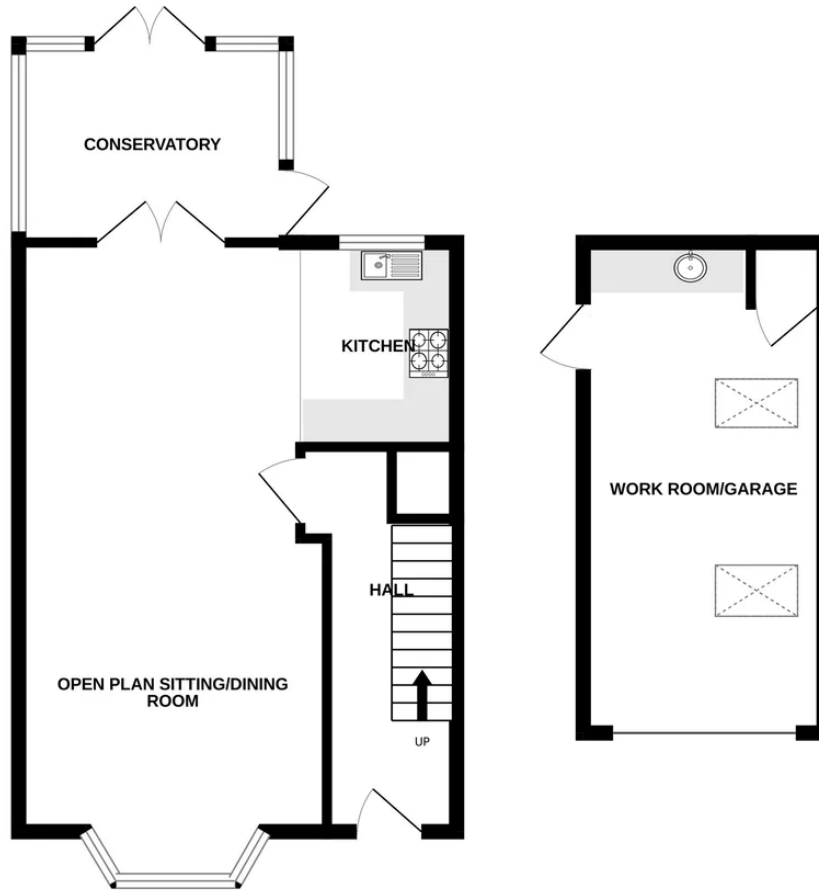
EPC Rating - D/66 potential - B/85

Broadband - To be confirmed

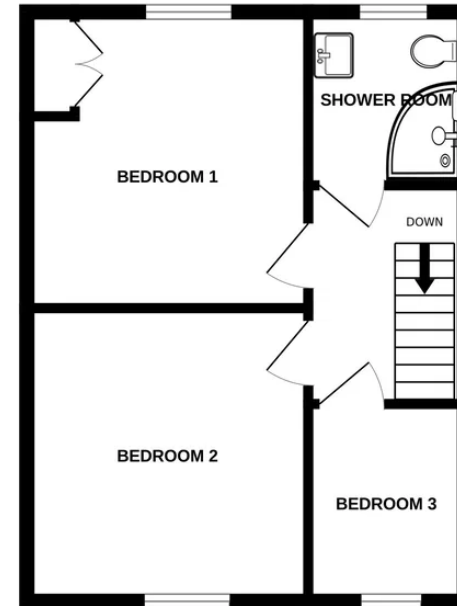
Mobile - To be confirmed



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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