



RICHARDSON
WALK



RICHARDSON WALK

TORQUAY TQ1 4FF

A modern four/five-bedroom townhouse situated within close proximity to Torquay Town centre. This spacious property boasts an abundance of flexible living accommodation to include a bright and airy living room with balcony, a good-sized kitchen/dining room, four bedrooms with master ensuite, a separate utility room and a study which could also be used as a fifth bedroom if required. This delightful house also benefits from off street parking and a courtyard garden.

Entrance Hall

Front elevation double glazed door. Under stairs storage. Wall mounted radiator.

Utility room/WC 6' 1" x 6' 6" (1.85m x 1.98m)

Wash hand basin with vanity unit below. Low level WC. Extractor fan. Shaver point. Roll edge work surface with space and provision for washing machine. Wall mounted radiator. Tiling.

Kitchen/Dining Room 13' 9" x 12' 6" (4.19m x 3.81m)

Range of fitted wall and base units. Roll edge work surfaces over. Rear elevation double glazed French doors to garden with matching windows to either side. One and a half bowl inset sink and drainer unit. Integrated electric oven and four ring gas hob. Space and provisions for washing machine and fridge freezer. Wall mounted radiator. Tiling to splash backs. Light wood effect laminate flooring. Cupboard housing boiler.

Bedroom Five/ Study 9' 11" x 9' 5" (3.02m x 2.87m)

Double glazed window to front elevation. Neutral decoration. Wall mounted radiator.

First Floor Landing

Wall mounted radiator.

Living Room 13' 1" x 12' 6" max (3.98m x 3.81m)

Double glazed patio doors to balcony with side window. Wall mounted radiator. Television and telephone points.





Heaven

Balcony

Decked flooring. Brushed steel balustrades. Delightful outlook.

Bedroom One 13' 10" x 10' 5" (4.21m x 3.17m)

Two double glazed windows to rear elevation. Wall mounted radiator. Television point.

Ensuite

Shower cubicle. Low level WC and wash hand basin set within vanity unit. Extractor fan. Shaver point. Wall mounted radiator. Tiling to splash backs.

Second Floor Landing

Wall mounted radiator. Airing cupboard.

Bedroom Two 13' 9" x 10' 7" (4.19m x 3.22m)

Two double glazed windows to rear elevation. Wall mounted radiator. Built-in cupboard.

Bathroom

Panelled bath with shower over and glass screen. Low level WC. Wash hand basin with vanity unit below. Tiling to splash backs. Extractor fan. Shaver point. Wall mounted radiator.

Bedroom Three 13' 1" x 8' 10" (3.98m x 2.69m)

Two double glazed windows to front elevation. Wall mounted radiator.

Bedroom Four 20' 4" x 9' 10" plus recess (6.19m x 2.99m)

Two velux windows to rear elevation. Double glazed window to front elevation. Wall mounted radiator.

Outside

Courtyard garden with rear access to off street allocated parking.





General

Services:

All mains services are believed to be connected to the property.

Local Authority:

Torbay Council

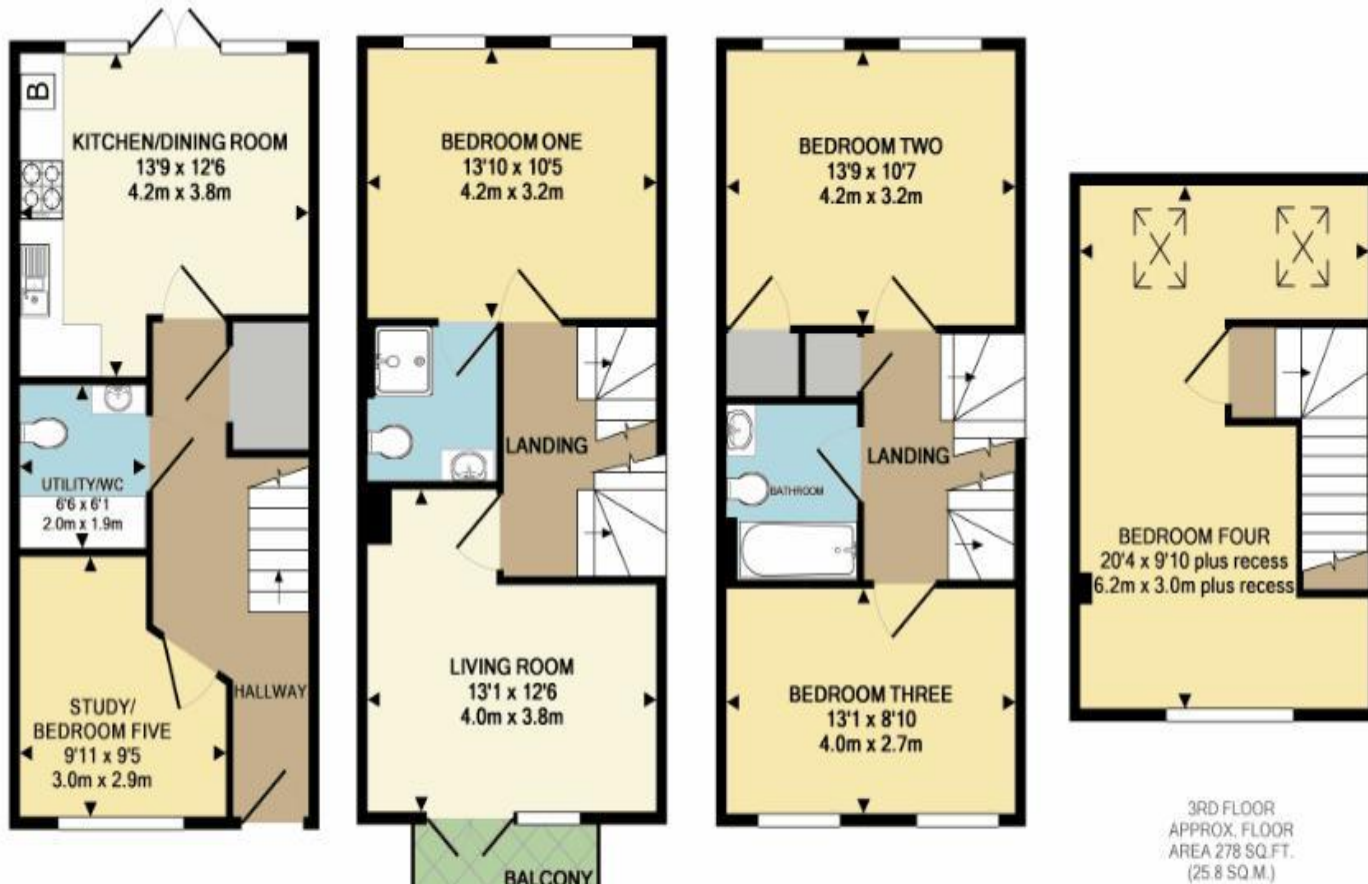
Council Tax:

D





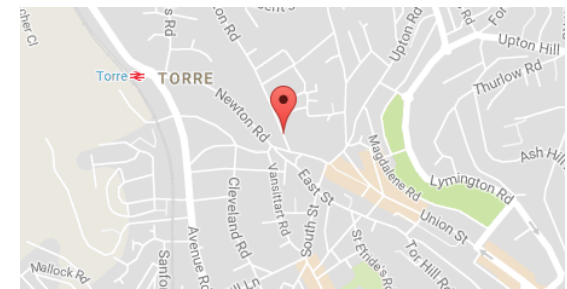
H Sower



TOTAL APPROX. FLOOR AREA 1482 SQ.FT. (137.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales		England, Scotland & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Reference:
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.