Crownhill Rise, Torquay

£249,950

Bedrooms: 3 | Bathrooms: 1 | Receptions: 1

To Arrange A Viewing, When Calling Please Quote CS1097.

In a tucked away position yet convenient for local amenities the property offers a well-presented and spacious family home. Approached via a driveway which provides off-road parking and leads to an integral garage which is currently utilised as a workshop/store however the up and over door remains in situ so it could be reinstated as a garage if required.

Once inside, an entrance hall with large storage cupboard and access internally to the garage/workshop has a staircase leading to the first floor. On the first floor is a spacious/sitting dining room with an open outlook to the front aspect and the kitchen to the rear with a door leading onto the garden. On the second floor are three bedrooms, bedroom one with an ensuite shower room, and the family bathroom/WC. The property also has uPVC double glazed windows and doors and gas central heating. Outside is a tiered garden to the rear which continues to the side of the property and to the front boundary.

Located in Crownhill Rise which offers good access to the amenities of the town centre, Torre and Torquay railway stations and Torquay seafront. Nearby road links provide good access to the remainder of Torbay. And the A380 for Exeter M5 and beyond. Torquay boys and girls' grammar schools and Torbay Hospital.

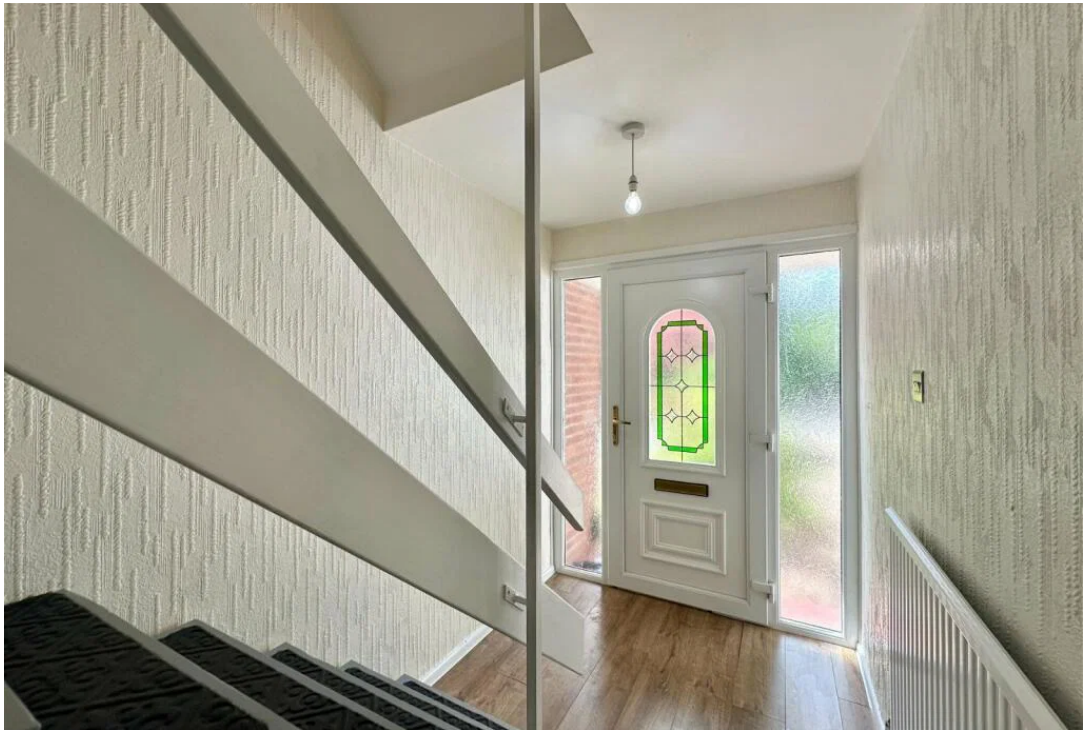
An internal inspection is highly recommended in order to appreciate the space on offer and the tucked away yet convenient location.

THE ACCOMMODATION COMPRISES,

Covered entrance with light point and UPVC obscure glazed door to:

ENTRANCE HALL - 3.99m x 1.57m (13'1" x 5'2")

Pendant light point, stairs with handrail to first floor, radiator, storage cupboard with hanging rail, shelf and coat hooks, door to:



WORKSHOP/STORE - 4.39m x 2.46m (14'5" x 8'1").

Formally the garage with the up over door remaining in situ and could be reinstated as an integral garage for required. Strip light, gas meter, electric meter and consumer unit, cold water tap, opening to under house store with light point.

FIRST FLOOR LANDING

Pendant light point, door to:

SITTING ROOM - 4.39m x 3.38m (14'5" x 11'1")

Coved ceiling with light points, wall light points, uPVC double glazed window to front aspect with open outlook, radiators, TV connection point, telephone point, stairs with handrail to second floor, feature fireplace with inset electric fire, opening to:

KITCHEN - 4.39m x 2.26m (14'5" x 7'5")

Light points, uPVC double glazed window to rear aspect, radiator, uPVC door opening onto the rear garden. Fitted kitchen comprising a range of base and drawer units with roll edged work surfaces over, inset 1.5 bowl sink and drainer with mixer tap over, space for gas cooker with extractor over, space and plumbing for dishwasher, space and plumbing for washing machine, space for upright fridge freezer.

SECOND FLOOR LANDING - 2.54m x 1.57m (8'4" x 5'2")

Pendant light point, access to loft space, cupboard housing the hot water cylinder with slatted shelf over, doors to:

BEDROOM ONE - 4.06m x 2.54m (13'4" x 8'4")

Coved ceiling with pendant light point, uPVC double glazed window to front aspect with open outlook, radiator with thermostat control, fitted bedroom furniture comprising two double wardrobes, bedside cabinets and overhead storage, door to:

SHOWER ROOM - 1.75m x 0.56m (5'9" x 1'10")

Light point, extractor fan, tiled shower enclosure with electric shower, vanity unit with wash hand basin, tiled walls.

BEDROOM TWO - 3.1m x 2.54m (10'2" x 8'4")

Pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, fitted double wardrobe with hanging rail and shelf.

BEDROOM THREE - 2.87m x 1.57m (9'5" x 5'2") Maximum measurement.

Pendant light point, UPVC double glazed window to front, radiator with thermostat control, over stairs storage cupboard with shelving.

BATHROOM/WC - 2.06m x 1.55m (6'9" x 5'1")

Light point, uPVC obscure glazed window, radiator. Comprising panelled bath with electric shower over, vanity unit with inset wash hand basin, close coupled WC, tiled wall.

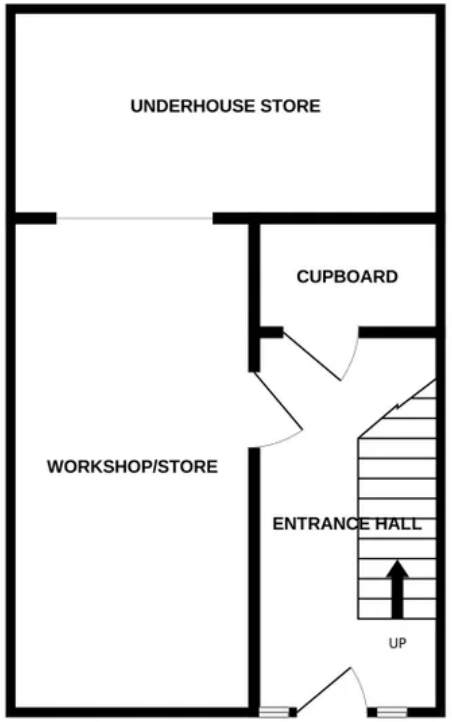
OUTSIDE

FRONT - At the front of the property is a concrete driveway providing off-road parking and a paved pathway with shrub border leading to the front door.

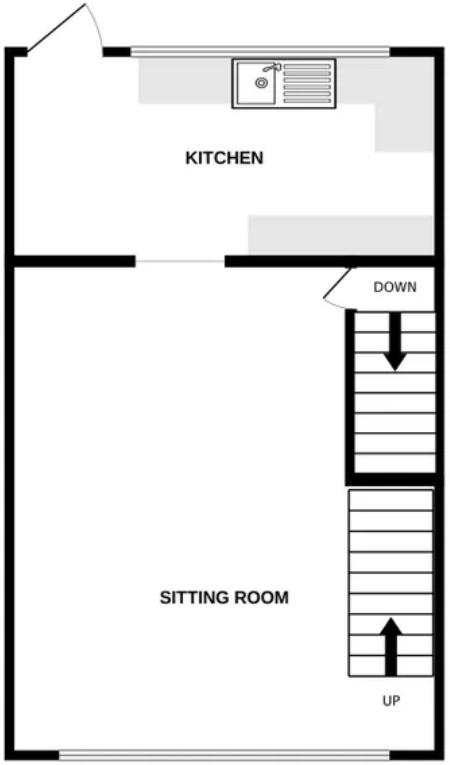
REAR - At the rear of the property and accessed from the kitchen is a tiered garden laid to paving for ease of maintenance offering several different seating areas and enclosed by timber fence and hedge row. To the side of the property is a further section of garden leading to the front boundary. Outside tap. Timber gate leading to a rear service lane.

USEFUL INFORMATION
Tenure – Freehold
Age - To be Confirmed
Heating - Gas central heating
Drainage - Mains
Windows - Double glazed
Council Tax - Tax band C
EPC Rating - D/63 potential - C/79
Broadband – Standard, Superfast, Ultrafast Mobile Network. Indoor - EE, Three, O2 voice and data limited, Vodafone voice likely, data limited. Outdoor – EE, Three, O2, vodafone voice and data likely.

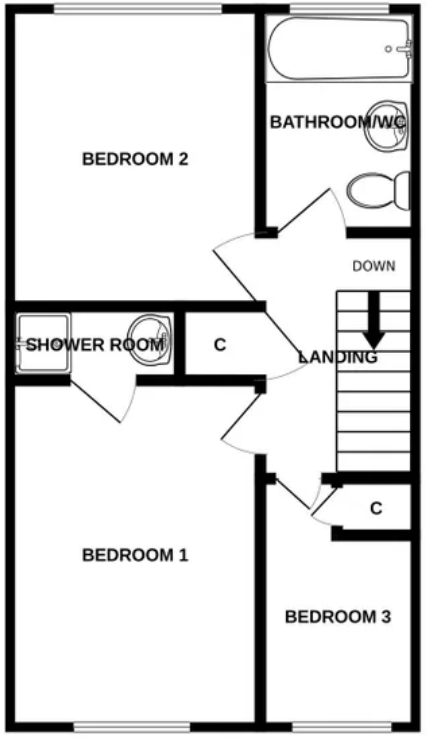
GROUND FLOOR



1ST FLOOR



2ND 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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