



5 Carlton Road

Torquay, Devon, TQ1 1NB



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**Attractive Bay-Fronted Period Terraced Home
Two Double Bedrooms & Two Reception Rooms
Well-Presented Accommodation with Scope to Personalise
Enclosed South-Facing Garden Enjoying a Sunny Aspect
Convenient Residential Location Close to Local Amenities & Schools**

DESCRIPTION

An attractive bay-fronted period terraced home with a delightful south-facing garden, situated in a convenient and well-established residential area of Torquay. The property offers spacious and well-presented accommodation arranged over two floors.

The ground floor comprises an entrance porch and hallway, a bright bay-fronted living room, separate dining room and a modern fitted kitchen, whilst upstairs are two generous double bedrooms and a family bathroom.

To the rear, the property enjoys an enclosed south-facing garden with a spacious decked seating area, providing an ideal space for relaxing, entertaining or family life throughout the day and a level lawn area. The house has been well cared for and is ready for immediate occupation.

Carlton Road is conveniently located approximately one mile from Torquay town centre and within easy reach of the amenities of Plainmoor, Babbacombe and St Marychurch. A range of schools, public transport links and nearby green spaces are all within easy reach.

This is an excellent opportunity to acquire a charming period home in a popular residential location. Early viewing is strongly recommended.

Ref No: 5575

£220,000 Freehold

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The accommodation briefly comprises:-

ENTRANCE PORCH & HALLWAY

LIVING ROOM

Attractive bay window to the front elevation with feature fireplace incorporating electric fire.

DINING ROOM

Well-proportioned reception room overlooking the rear garden.

KITCHEN

Modern fitted kitchen with a range of base and wall units, integrated oven, space and plumbing for further appliances and uPVC door providing access to the rear garden.

BEDROOM 1

Generous double bedroom overlooking the front of the property.

BEDROOM 2

Double bedroom enjoying views over the rear garden.

BATHROOM

White suite comprising panelled bath with shower over, WC and wash hand basin.

OUTSIDE

The enclosed south-facing rear garden is a particular feature of the property, enjoying sunshine throughout much of the day. A spacious decked seating area provides excellent space for outdoor dining and entertaining, beyond which is a level lawn. Front garden with artificial grass.

TENURE

Freehold.

COUNCIL TAX BAND B

EPC RATING E

SERVICES

Mains electricity, water and drainage.

WINDOWS

uPVC double glazing.

BROADBAND

Fibre broadband available (subject to provider).

MOBILE COVERAGE

EE & Three - Great. O2 & Vodafone - Good.

PARKING

Unrestricted on-street parking.

RIGHTS OF WAY

A shared pedestrian pathway runs to the rear of the terrace, providing access to the rear gardens of the neighbouring properties. The subject property benefits from gated access to the garden from this pathway.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

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Illustration for identification only - not to scale
square footage shown is approximate
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221 St Marychurch Road
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Devon
TQ1 4NB



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