



## Forest Road, Torquay, TQ1 4JR

Guide price of £145,000 - £155,000

Here Taylors have a neat 2 bedroom mid-linked house set on the outskirts of Torquay town centre served well by good local shops at Plainmoor and within walking distance of the town centre and sea front. The property will make an ideal first time purchase or a buy to let and comes with a parking space and small garden frontage. There is a spacious open plan lounge/kitchen plus double master bedroom and whilst the second bedroom is not overly large it will make a perfect nursery or home office. The property also benefits from owned solar panels making this a more economical house to run! NO CHAIN! Viewing recommended.

- MID LINKED HOUSE
- TWO BEDS
- PARKING
- DOUBLE GLAZED AND ELECTRIC HEATING
- NO CHAIN

Double glazed front door to

**Lounge (irregular shaped room) - 6m x 3.9m (19'8" x 12'9")**

A lounge area with double glazed bay window to the front and an electric panel heater. TV point. Under stairs recess. Night storage heater. Double glazed back door. Built in coat cupboard with fuse box. Semi open plan to

**Kitchen - 3.3m x 1.6m (10'9" x 5'2")**

Fitted with a range of matching wall and base units with worksurface over and integrated oven and hob with cooker hood over. Plumbing for washing machine. Appliance spaces. Part tiled walls. Double glazed window. Stairs from lounge leading to

**First floor landing**

with night storage heater and access to loft.

**Bedroom one (irregular shaped room) - 3.9m x 3.2m (12'9" x 10'5")**

A double bedroom with two double glazed windows and an electric panel heater. Built-in airing cupboard with hot water tank.



**Bedroom two (irregular shaped room) - 2.6m x 2.2m (8'6" x 7'2")**

A smaller single bedroom or ideally an office for those wishing to work from home. Double glazed window. Electric panel heater.

**Bathroom**

Fitted with a white suite comprising double ended spa bath with electric shower fitment over, vanity unit with wash handbasin and close WC. Double glazed window part tiled walls. Outside To the front and side is a small concrete area.

**Parking**

To the rear is a parking space.

- Solar panels-owned

- No gas

- The car park area is on the freehold title of this property and other residents have right of way to car park area.

Address Forest Road,  
Torquay, TQ1 4JR

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'E'

**Contact Details**

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Note to Scale and for illustrative purposes only.

Agents Note: These details are meant as a guide only. Any mention of planning permission, loft rooms, extensions etc, does not imply they have all the necessary consents, building control etc. Photographs, measurements, floorplans are also for guidance only and are not necessarily to scale or indicative of size or items included in the sale. Commentary regarding length of lease, maintenance charges etc is based on information supplied to us and may have changed. We recommend you make your own enquiries via your legal representative over any matters that concern you prior to agreeing to purchase.