



## Rosehill Close, Torquay, TQ1 1TX

Here we have a fantastic opportunity to get yourself a superb 2 bedroom starter home that you can put your own stamp on! Located on the fringes of Wellswood and within walking distance of Torquay town centre and the sea front. The property will now require modernising and updating throughout but does have well planned accommodation and some lovely town and distant views to Dartmoor. Tucked away in a small cul-de-sac and also having a garage and useful cellar area. Small front and rear gardens. No chain.

## Offers Over £145,000

- LINKED HOUSE
- 2 BEDROOMS
- VIEWS
- GARAGE
- NO CHAIN
- REQUIRES MODERNISATION

### Entrance Lobby

Double glazed front door. Coat hanging recess (gas meter). Radiator.

### Lounge Diner - 4.72m x 3.58m (15'5" x 11'8")

A lovely bright room with large double glazed picture window, enjoying an open outlook across Torquay to Dartmoor on the horizon. Under stairs recess. Radiator. TV point. Double glazed door to rear garden. Stairs to first floor landing.

### Kitchen - 3.45m x 2.29m (11'3" x 7'6")

Fitted with a range of base units with work surface over. Single drainer stainless steel sink unit. Gas boiler (not working). Double glazed window. Heating and hot water digital programmer.

### Bedroom One - 4.72m x 2.59m (15'5" x 8'5")

A double room with open wardrobe recess. radiator. Double glazed window with lovely open views across Torquay to Dartmoor.

### Bedroom Two - 2.26m x 2.29m (7'4" x 7'6")

A single room with open wardrobe recess. Double glazed window. Radiator. Over stairs store cupboard.

### Bathroom

A blue suite comprising bath, wash hand basin and WC. Double glazed window. Radiator.

### Front

Small garden frontage.

### Rear Garden

An enclosed garden in need of cultivation.

### Cellar

A useful large cellar area, perfect for storage or development, subject to planning permission etc.

### Garage

Single garage in a block.

Material Information



### Address

Rosehill Close, Torquay, TQ1 1TX

### Tenure

'Freehold'

### EPC

'C'

### Council Tax Band

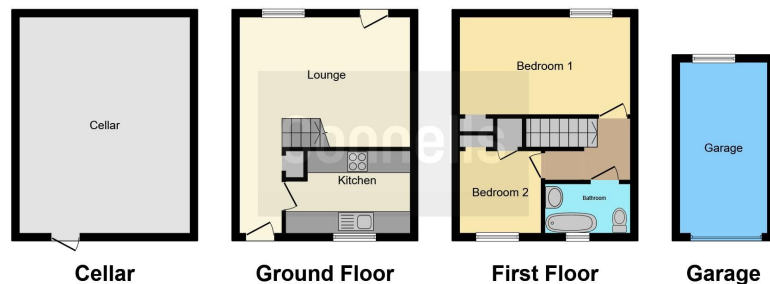
'B'

### Contact Details

Taylor's Estate Agents  
256 Torquay Road  
Paignton  
TQ3 2EZ

[www.taylorsestates.co.uk](http://www.taylorsestates.co.uk)

01803 201904  
[enquiries@taylorsestates.co.uk](mailto:enquiries@taylorsestates.co.uk)



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.