



## Netherleigh Road | Torquay | TQ1 3HB

Taylor's are now offering this spacious 3-4 bedroom mid-terraced house, nestled away along a small cu;-de-sac within walking distance of Babbacombe, Plainmoor and the town centre. To the ground floor is a lounge, dining room, shower room/WC, kitchen and utility. With 3 good sized bedrooms and bathroom to the first floor plus a snug with open plan kitchen, all beautifully presented with gas central heating and double glazing. There is a small level front garden along with a delightful enclosed rear garden with summer house. This lovely home will be perfect for a family, or multi generational living, with the ground floor accommodation ideal for an elderly relative. Get booked in now to fully appreciate this desirable home.

Offers Over £280,000

- MID-TERRACED HOUSE
- CUL-DE-SAC
- BEAUTIFULLY PRESENTED
- VERSATILE ACCOMMODATION
- GARDENS



### **Entrance Hall**

UPVC double glazed door to the front opening into a bright and welcoming entrance hallway with tile effect flooring. Carpeted flooring leading to the first floor with a traditional wood painted bannister. Radiator. Double glazed frosted window. Storage cupboard under the stairs housing the gas and electric meters along with the consumer unit and handy storage space. Further open storage space under the stairs that can accommodate a fridge/freezer.

### **Lounge** - 4.93m x 3.32m (16'2" x 10'10")

A bright and homely lounge with a double glazed bay window to the front aspect. Characterful tiled fireplace with a matching tiled hearth. Picture rails and carpeted flooring. Radiator. Two wall light points. TV point.

### **DINING ROOM** - 3.96m x 2.99m (12'11" x 9'9")

A versatile room currently arranged as a dining room but can be used as a downstairs bedroom for downstairs living. Ample space for a good size family dining table. Picture rails, ceiling rose and carpeted flooring. Double glazed French doors leading out into the rear garden. Door to:-

### **Ensuite Shower Room/WC**

Fitted with a modern matching three piece white suite comprising a slim hand wash basin with mixer tap, WC and an electric shower in separate tiled shower cubicle. Wood effect flooring. Extractor. Two double glazed windows to the side aspect. Electric panel heater.

### **Kitchen** - 3.89m x 2.07m (12'9" x 6'9")

Fitted with a matching range of wall and floor mounted units comprising cupboards and drawers. Stylish square edge work surfaces with inset one and a half bowl stainless steel sink unit with mixer tap. Tiled splash backs. Fitted electric hob. Tiled effect flooring matching the hallway. Double glazed window to the rear aspect enjoying views of the rear garden along with a double glazed door with frosted window to the rear. Cupboard with provision for oven/grill.

### **Utility** - 1.81m x 1.08m (5'11" x 3'6")

Space and plumbing for a washing machine. Rolled edge work surface and shelved storage space. Tiled effect flooring matching the kitchen. Double glazed window to the rear aspect.

### **First Floor Landing**

Landing area with carpeted flooring. Carpeted stairs leading to the top floor. Picture rails. Characterful, period style painted doors to:-

### **Bedroom One** - 4.96m x 3.04m (16'3" x 9'11")

A bright and spacious bay fronted double bedroom with double glazed windows to the front aspect. Picture rails and carpeted flooring. Radiator. (Currently set up as a lounge).

### **Bedroom Two** - 4.01m x 3m (13'1" x 9'10")

Another bright and airy double bedroom with a double glazed window to the rear aspect. Charming painted period fireplace. Picture rails and carpeted flooring. Radiator.

### **Bedroom Three** - 2.37m x 2.09m (7'9" x 6'10")

A fair sized single bedroom. Double glazed window to the front aspect. Picture rails and carpeted flooring. Radiator.

### **Bathroom**

Fitted with a matching three piece white suite comprising a pedestal hand wash basin, WC with separate cistern and a panel fronted bath with newly fitted rain shower system plus hand held shower attachment with shower screen. Partly tiled walls and vinyl hard flooring. Radiator. Cupboard housing the gas combination boiler along with shelved storage space. Frosted double glazed window to the rear aspect.

## Top Floor

### Secondary Kitchen / Snug - 5.19m x 4.72m (17'0" x 15'5")

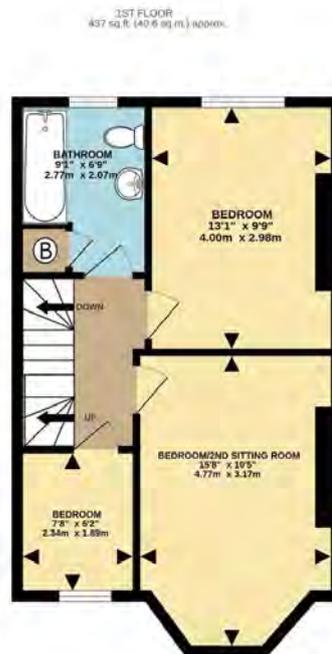
Accessed via a carpeted staircase from the first floor. A bright and versatile area that is ideal as a secondary kitchen and living space for perhaps an older teen looking for their own space or a mature family member. There is a kitchen area fitted with modern units comprising cupboards and drawers. Modern square edge work surfaces with inset one bowl stainless steel sink unit with mixer tap. Fitted electric oven and fitted electric hob with cooker hood above. A fridge and a freezer included. There is wood effect flooring in this section that opens into a cosy carpeted snug area. Two radiators and two roof windows with fitted blinds. Feature brick chimney breast creating the perfect focal point to the room. Two doors opening into handy eave storage space.

## Outside

To the front of the property is a level, low maintenance garden laid mostly to paving with a pathway to the front door. There are borders planted with mature shrubbery and Torbay palms. At the rear of the property is a well cared for level garden having a patio area with ample space for potted plants. This leads to a sunny paved patio with ample space for sun loungers and a good size outdoor dining table perhaps. The left side of the rear garden is a beautiful feature style garden with bespoke painted railings opening into a paved seated area, surrounded with pebbles leading onto immaculate borders planted with flowers and mature shrubbery. At the rear of the garden is a gorgeous summerhouse. There is also a wrought iron gate providing rear access. Outdoor tap.

The Vendor advises that this property has had a new roof, fascias, soffits and guttering during 2023.





TOTAL FLOOR AREA: 1156 sq.ft. (107.4 sq.m.) approx.

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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Address Netherleigh Road,  
Torquay, TQ1 3HB

Tenure  
'Freehold'

Council Tax Band  
'D'

### Contact Details

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