

Ash Hill Road, TQ1 3JB

Torquay

Gargan&Hart Estate Agents

Offers In The Region Of

£230,000

This converted bungalow is a hidden gem found along a quiet road and in an exclusive development, offering spacious accommodation. Set in a convenient location close to the town centre and plainmoor with all the amenities the area offers including medical centres and bus services. St Marychurch with its 'village' ambience and the scenic Babbacombe Downs with a variety of cafes, bars and restaurants are also a short drive away.

As you enter the development, you can park outside the property. Passing through the gate and up a few steps to a generous sized private patio. The patio has stone walling and built in BBQ for those evenings sitting in the sun with family and friends, this then leads you to your front door. You are welcomed into the property by the generous sized, bright and breezy open plan lounge/kitchen. Character and modern living combine in this property, with high ceilings and ornate coving, feature fireplace and steps up to your kitchen area with breakfast bar, a selection of wall, base and drawer cupboards, stainless steel sink drainer unit, under counter space and plumbing for washing machine, 5 ring gas hob and oven.

Bedroom 1 is a good-sized double with ensuite shower room that is complete with a low level WC and wash hand basin. Bedroom 2 is a good-sized double with patio doors leading to an outside patio with gate to rear lane, and bedroom 3 is a single which could also be used as an office. The family bathroom comes with corner bath, low level WC and wash hand basin.













STAR POINTS

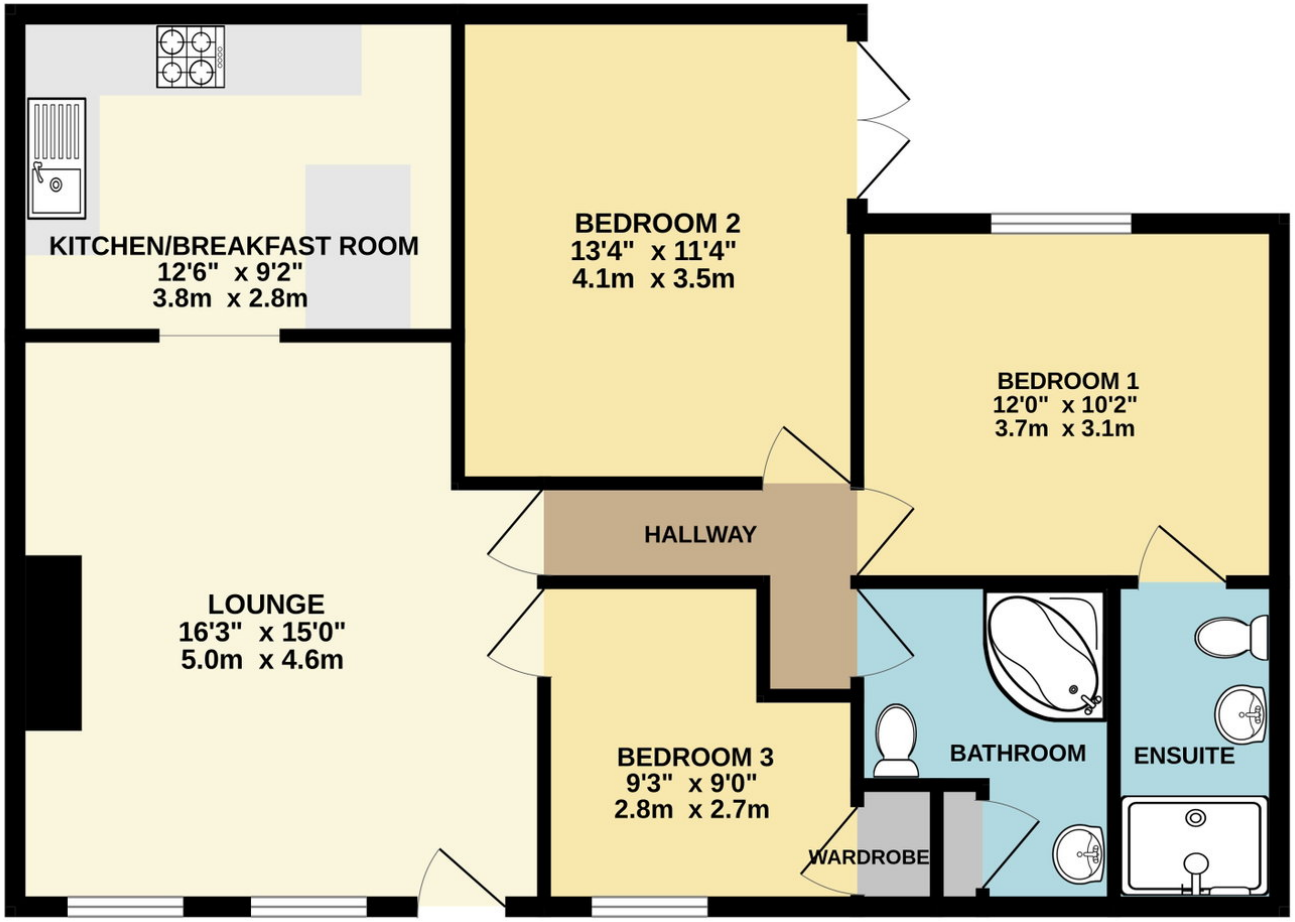
- Semi-Detached Bungalow
- NO ONWARD CHAIN
- Off Road Parking for 2 Vehicles
- Sizeable Private Patio
- Convenient Location
- Open Plan Lounge/Kitchen
- 3 Bedrooms
- Ensuite & Family Bathroom
- Gas Central Heating
- Lots of Character

ADDITIONAL INFORMATION
Tenure - Freehold
Council Tax Band - C
Local Authority - Torbay Council
EPC - D
In a conservation area.
There is a water meter at the property.
If at any point the windows need replacing, it is required by Torbay Council that they are replaced like for like.
For prices & more information about Council Tax, go to council website: https://www.torbay.gov.uk/council-tax/
Check broadband Availability at Openreach Fibre-Checker. https://www.openreach.com/fibre-checker
Check mobile signal at Ofcom Mobile-Coverage.
https://checker.ofcom.org.uk/en-gb/mobile-coverage

VIEWING ARRANGEMENTS
For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS
What 3 Words: bets.hurry.waddle
Sat-nav: TQ1 3JB

GROUND 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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