

Ellesmere Road, Torquay

Starting Bid **£445,000**

Gargan&Hart Estate Agents

An elegant and very well-presented Victorian end-of-terrace townhouse located in Wellswood, one of Torquay's most sought-after locations. Close to boutique shops, cafés, beaches, and the scenic English Riviera coastline. Brimming with character and style, this property comes to the market with NO ONWARD CHAIN.

As you enter you come to a welcoming reception hall with a full height window allowing light to flow in. There is a cloakroom with vanity unit and W/C. The sitting room is a wonderful place to relax with a feature marble fireplace, cornice work to ceiling, two ceiling roses and chandeliers, two windows and patio doors that open to the terrace and garden. The kitchen/dining room is stylish and well equipped with a range of cream fronted units and wood effect work tops with inset sink. There is a built-in gas oven with microwave over, four ring gas hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer. The floor is porcelain tiled floor which flows through to the dining/conservatory area with glazed pitched roof and central chandelier. Patio doors take you to the front courtyard garden.

On the first floor you have a generous-sized landing with doors to - bedroom 2, a good-sized double with two windows overlooking the rear garden with sea views and large storage cupboard. Bedroom 4 is another good-sized double with windows to front. The bathroom comes with a panelled bath with shower over, vanity unit and W/C. The second floor has another landing with window over the half landing and a further window to the top landing. Bedroom 1 is a good sized double with two windows overlooking the rear garden with sea views and two storage cupboards. This bedroom comes with an ensuite with shower cubicle, vanity unit and W/C. Lastly, Bedroom 3 is another good-sized double with two windows to the front approach and built-in storage

Outside you have a driveway with parking for 3 or 4 vehicles. A pathway leads around the side of the property with a raised gravelled bed. A further pathway leads around the house to a private courtyard that benefits from the afternoon sun, whilst to the rear is a large terrace with decorative balustrading and three steps descending to the garden with a gravelled pathway, lawn to either side with a mix of trees surrounding, including fruit trees.

STAR POINTS

- End of Terrace Town House
- NO ONWARD CHAIN
- 4 Double Bedrooms
- 2 Bathrooms
- Off-Road Parking
- Kitchen/Dining Room
- Desirable Location
- Terrace & Garden
- Conservatory
- Victorian Property with Character












F&M



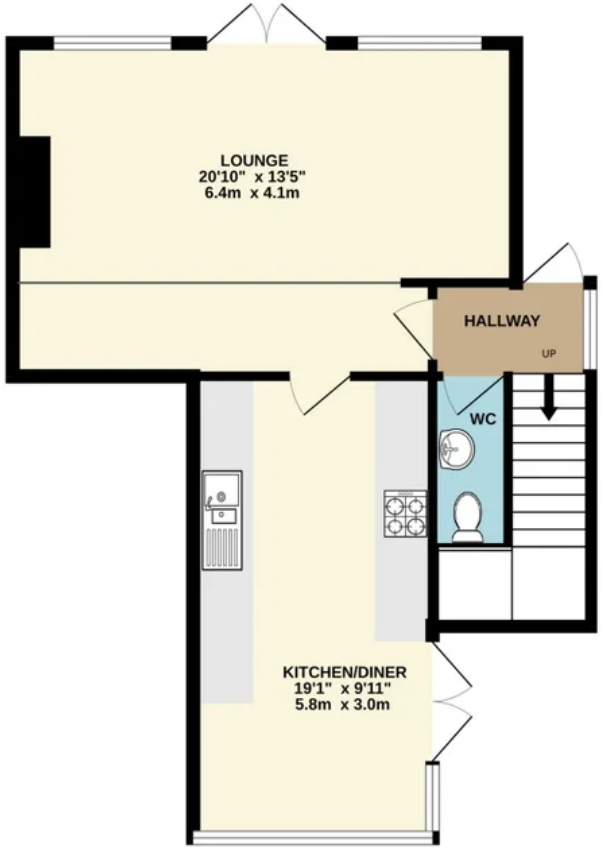


ADDITIONAL INFORMATION
Tenure - Freehold
Council Tax Band - contact branch for more information.
For prices & more information about Council Tax go to:
https://www.torbay.gov.uk/council-tax/
Local Authority - Torbay Council
EPC – D
There is a water meter at the property.
Check broadband Availability 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

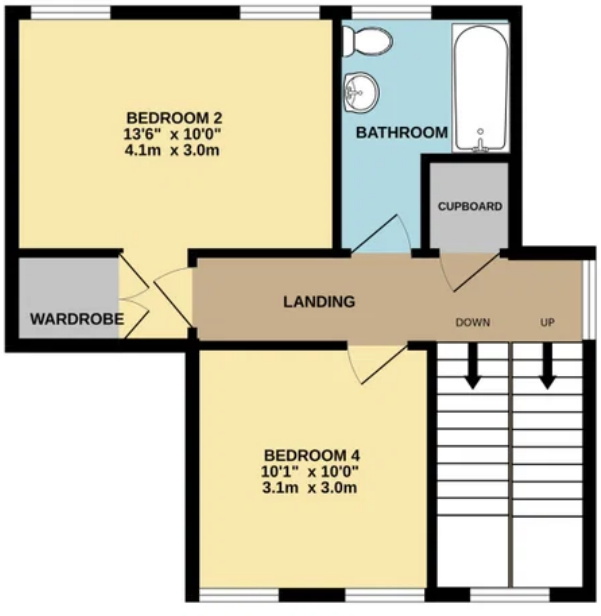
DIRECTIONS
What 3 Words: heap.blast.dimes
Sat-Nav: TQ1 2QH

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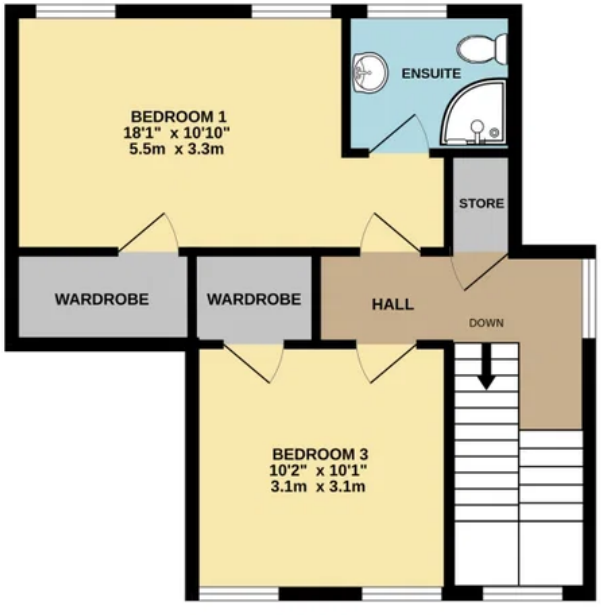
GROUND FLOOR



1ST FLOOR



2ND 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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