



**90 Barewell Road,**  
St. Marychurch, Torquay, TQ1 4PA

RENDELLS

# 90 Barewell Road,

St. Marychurch, Torbay, TQ1 4PA

Guide Price of £250,000

This charming character home benefiting from three bedrooms is conveniently placed for the St Marychurch 'village' precinct and scenic Babbacombe Downs .

- 3 Bedrooms
- Lounge/diner with two feature fireplaces
- Low maintenance garden to rear with open views
- Convenient Location Close to Shops, Amenities, Schools & Transport Links
- On street parking

## Situation

Just a stone's throw from the charming St. Marychurch Precinct, residents will enjoy the village -like atmosphere as well as being within walking distance of Babbacombe with its restaurants, tea rooms and pubs. Whilst Torquay, the English Riviera is located about 2 miles away, steeped in charm and literary history, with connections to Agatha Christie and offers a range of amenities to include shops, pubs, restaurants, beaches, Princess Theatre, Torre Abbey Historic house and gardens, bus routes, Torbay Hospital plus the train station at Torre.

## Description

This spacious three bedroom terraced home, is situated in a popular residential area. Deceptively spacious and presented in excellent, turn -key condition. The ground floor features a light and airy open plan lounge/dining room with two feature fireplaces alongside a stylish kitchen. On the first floor, there are three bedrooms, two of which are doubles, served by a good size family bathroom with free standing bath and separate shower cubicle. Externally, the property enjoys a well maintained, low-maintenance rear garden, well-suited to outdoor relaxation.

Situated in a convenient and well -connected area, this home enjoys close proximity to excellent schools, independent and high -street shopping options, and frequent bus services. The location provides an ideal balance of convenience and community appeal, making it perfectly suited to family life.

## Accommodation

Upon entry, you step into the welcoming reception hallway. The hallway features a staircase rising to the first floor with useful under -stair storage and attractive engineered oak flooring that continues throughout the ground floor, lending a warm and refined touch. From the hallway, glazed wood internal doors open into both the dining room and living room which are open plan. The dining room comfortably accommodates a family dining table and benefits a double -glazed door which overlooks the rear courtyard. Both the rooms are enhanced with decorative fireplaces creating a stylish focal point for the individual spaces. Positioned at the rear of the property, the kitchen is fitted with a range of base units and open shelving above. A butler style sink with mixer tap over beneath a double -glazed window overlooking the rear courtyard, adjacent to a uPVC double-glazed door providing direct garden access. Integrated washing machine, hob and oven set beneath extractor hood. With space for a tall fridge freezer.



## First Floor

From the first-floor landing, access is provided to three bedrooms and the family bathroom. Bedroom one, positioned at the front of the property, is a generously proportioned double. Bedroom two is another well-sized double. Bedroom three is a comfortable single, currently utilised as a home office. All bedrooms are fitted with double-glazed windows and central heating radiators. The large bathroom is finished to a high standard, with a free standing bath and separate shower cubicle, a pedestal wash basin, WC, and a wall-mounted Victorian style heated towel rail.

## Gardens and Outside

Perfect for both relaxation and entertaining, with a courtyard feel on the ground level and steps leading up to the top level, which offers a low-maintenance area with raised flower beds and wonderful views, it provides an ideal setting for al fresco dining, with ample room for outdoor furniture. Additional features include a water tap and outbuilding for storage.

**Tenure** Council Tax **Energy Performance Certificate** Freehold. Band C. Energy rating D.

## Services

Mains electricity, mains water and mains drainage.

## Local Authority

Torbay Council Town Hall, Castle Circus, Torquay ,TQ1 3DR.

## Directions

What3Words:putty.spent.spun



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

WWW.EPC4U.COM

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## 90 Barewell Road, Torquay, Devon, TQ1 4PA

Approximate Gross Internal Area = 89.3 sq m / 961 sq ft

Store = 1.4 sq m / 15 sq ft

Total = 90.7 sq m / 976 sq ft

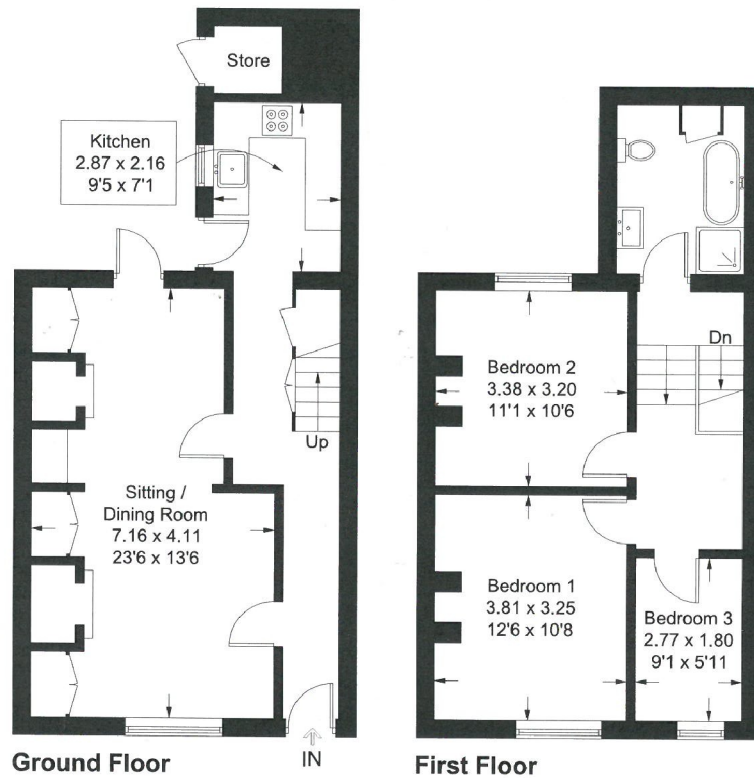


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