



## Warwick Close, Torquay, TQ1 3TH

A fantastic opportunity to purchase a 3 bedroomed mid linked property which requires some modernisation. The property is nestled away in a cul de sac within easy walking distance of shops, bars and restaurants at Babbacombe downs and walks hill. The property is a bright and spacious and has a large lounge/diner, kitchen and wc downstairs and split over 3 levels. There are 3 double bedrooms, one of the double bedrooms leads out to a generous sized sunny balcony at the front plus 2 double bedrooms on the next level. The property is double glazed and has central heating. There is a frontage with driveway leading to integral garage. At the rear is an enclosed patio garden. Early viewing recommended.

## Asking Price Of £275,000

- WALKING DISTANCE TO BABBACOMBE DOWNS
- 3 BEDROOMS
- GARAGE & PARKING
- MID LINKED
- ENCLOSED PATIO GARDEN

UPVC door into:-

### Cloakroom

Low level WC, hand basin.

### Short staircase leading to:-

### Lounge Diner - 7.19m x 4.11m (23'7" x 13'5")

A very spacious bright lounge with large double glazed window to front and patio doors to the rear opening onto enclosed patio garden. A large lounge and dining area with ample space for 4/6 seater dining table.

### Kitchen

A range of wall and base units with work surfaces over, slot in gas cooker, space for fridge freezer. Double glazed window facing out to the rear garden. Glowworm gas boiler.

From hallway is a second short staircase leading to half landing



### Bedroom One - 6.33m x 2.34m (20'9" x 7'8")

A large double bedroom with built in wardrobes, window to front, radiator.

### Bedroom Two - 4.06m x 3.51m (13'3" x 11'6")

Another double bedroom with window out to rear, built in wardrobes, radiator.

### Bedroom Three - 3.58m x 2.34m (11'8" x 7'8")

A double room with door leading out onto sun balcony, radiator.

### Outside

Front -

Front garden, driveway, garage.

Back -

Enclosed private patio garden.

Address Warwick Close,  
Torquay, TQ1 3TH

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'D'

### Contact Details

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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.