



Asking Price Of £145,000

Orchard Road, Hele,
Torquay, TQ2 7PT

Here is a great opportunity to purchase this 2 bedroom mid-terrace house making a perfect first time home or buy to let property! Being offered chain free and having a lounge/ diner, kitchen and spacious bathroom to the ground floor plus two double bedrooms to the first floor along with central heating and double glazing. Outside is a small enclosed courtyard garden Positioned on the level within a few minutes walk of local shops and bus services and conveniently located being a short car journey from Torquay town centre.



PORCH Double glazed front door. Fuse box and electric meter. Glazed timber door leading to:-

LOUNGE/DINER - 6.3 m x 4.2 m narrowing to 3.3 m max (irregular shaped room) A good sized room having a large double glazed window to the front aspect with two radiators and wood effect laminate flooring. There is also a second double glazed window overlooking the rear courtyard. Under stairs store cupboard with power point. Digital programmer for central heating and hot water. Large coat cupboard with storage above. TV and phone point. Cupboard housing gas meter.

KITCHEN - 2.3 m x 1.8 m max (regular shape room) Fitted with a range of white gloss fronted units with wood block effect countertops. Ceramic one and a half bowl single drainer sink unit. Work surface with appliance spaces below including a plumbing for washing machine. Space for cooker. Double glazed window and door leading to the rear courtyard. Door to:-

BATHROOM A spacious bathroom fitted with a white suite comprising corner bath with Triton shower fitment over and glazed splash screen. Wash hand basin and WC with dual flush. Tiled walls. Radiator. Cupboard housing a Worcester gas boiler two double glazed windows.

From the lounge/diner, the stairs lead to the first floor landing where there is access to the loft.

BEDROOM ONE - 4.4 m x 2.9 m max A good double bedroom having the original cast iron fireplace with mantle over. Large double glazed window to the front aspect. Radiator.

BEDROOM TWO - 3.2 m x 3.3 m max Another double bedroom having the original cast iron fireplace and mantle over. Large double glazed window. Radiator.

OUTSIDE To the rear is a small enclosed courtyard with gate leading to a rear service lane. Cold water tap.



Address 'Orchard Road, Hele, Torquay, TQ2 7PT'

Tenure 'Freehold'

Council Tax Band 'A'

EPC Rating '64 | D'

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