



**Taylors**  
sales & lettings

Asking Price Of £199,950

Davis Avenue,  
Torquay, TQ2 6DU

Taylors are pleased to offer this superb three bedroom mid terraced house now being sold with vacant possession. Making an ideal first or second purchase or buy to let this property boasts a large lounge/diner, fitted kitchen, three good sized bedrooms and a family bath room, all with central heating and double glazing. Outside there is a garden frontage whilst to the rear is a well proportioned garden half laid to patio and half to lawn with block built workshop. The home is well positioned being within walking distance of local shops and bus services and also close to the popular Sherwell Valley primary and Torbay hospital. Keenly priced and early viewing is recommended.

PORCH A double glazed entrance porch with tiled floor and courtesy light. There is plumbing for washing machine and power. Double glazed inner door to:-



HALLWAY Tiled floor, Radiator. Modern condensing Combi boiler for central heating and hot water.

LOUNGE/DINER - 6m x 3.3m max (19'8" x 10'9") A lovely large and bright room with double glazed patio doors leading to the rear garden. Decorative fireplace with slate hearth, TV point and phone point.

KITCHEN - 3.7m x 2.2m max (12'1" x 7'2") Fitted with a range of modern matt grey wall and base units with granite effect work surfaces over. Stainless steel sink unit with connections for a dishwasher located below the work surface. There is space and power connections adjacent suitable for a fridge/freezer. Integrated Zanessi glass electric hob with Logik oven/grill under and concealed cooker hood over. Glow worm gas boiler. Part tiled walls with double glazed and back door. Tiled floor. Understairs cupboard housing gas and electric meters and trip switch fuse box.

FIRST FLOOR LANDING Access to loft space.

BEDROOM ONE - 3.6m x 3.3m (11'9" x 10'9") A good double room with double glazed window to the front aspect. Radiator. Built in wardrobe/store.

BEDROOM TWO - 2.7m x 2.3m max (8'10" x 7'6") Another good sized room with double glazed window enjoying an open outlook and distant sea views. Radiator.

BEDROOM THREE - 3.6m x 2m (11'9" x 6'6") A single bedroom with double glazed window to the front. Built in wardrobe/store.. Radiator.

BATHROOM Fitted with a white suite with bath having a shower attachment, wash basin and WC. Part tiled walls. Radiator. Double glazed window. Tiled floor.

OUTSIDE To the front is a garden area mainly laid to lawn.

GARDEN The rear garden is a good size having a large patio ideal for BBQ's and summer entertaining. A few steps lead to a lawn area which in turn goes to a former vegetable garden. Block built workshop with window. Gate to communal footpath to front.



Address 'Davis Avenue, Torquay, TQ2 6DU'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '67 | D'

Taylors Estate Agents  
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