



Clavadel, Sunbury Hill, Torquay, TQ1 3EA

Offers Over £400,000

A very impressive period semi detached property, occupying an elevated position whilst tucked away on the edge of the town centre, a stones throw away from local amenities, shops and transport links. The property is mostly renovated and boasts very spacious accommodation. The building has retained many of its character features, including high ceilings, tall windows and cornice coving. On the ground floor is a spacious entrance hall, a lounge with full height bay windows, a second spacious lounge, a large dining room and an impressive kitchen/breakfast room. Upstairs is a beautifully renovated bathroom and three bedrooms. The gardens are an impressive feature of this property, as it is set on a much larger than average plot. It boasts an orchard with many fruit trees and has a large patio and lawned area. To the front of the property, located off the road, is a garage.

- CHARACTER PROPERTY
- VERY LARGE PLOT
- CLOSE TO TOWN/AMENITIES
- MOSTLY RENOVATED
- NO CHAIN
- GAS CENTRAL HEATING

ENTRANCE PORCH - 2.24m x 1.4m (7'4" x 4'7")
uPVC door and windows. Stairs rising to first floor with under stairs storage.

LOUNGE - 4.15m x 3.45m (13'7" x 11'3")
A good sized lounge with full height bay window to the front, wooden surround hearth with open fire place. Radiator.

SECOND LOUNGE/SITTING ROOM/DINING ROOM - 3.95m x 2.92m (12'11" x 9'6")
Another good sized room with window to back. Radiator.

KITCHEN/DINER - 4.65m x 3m (15'3" x 9'10")
A big kitchen/diner/breakfast room. A modern fitted kitchen with cupboards and drawers over and under surfaces, a large pantry cupboard, fitted breakfast bar and ample space for a dining table. Velux windows. Under floor heating.

BATHROOM - 3.17m x 2.92m (10'4" x 9'6")
A large modern refurbished bathroom, double sized glass shower unit, modern bath, low level WC, wall hung radiator, wash basin vanity unit, combi boiler.

BEDROOM ONE - 4.6m x 3.51m (15'1" x 11'6")
A good sized double bedroom, uPVC double glazed window to the front. Radiator.

BEDROOM TWO - 4.5m x 2.98m (14'9" x 9'9")
Another double bedroom, uPVC double glazed window to back. Radiator.

BEDROOM THREE - 3.46m x 2.15m (11'4" x 7'0")
Window to front. Radiator.



OUTSIDE

To the front of the property is a garage. Steps lead up to the side of the garage to the front garden. A path leads around the side of the property to the rear, where there is a large paved patio area and lawns.

The back gardens are an impressive feature of this property, as it is set on a much larger than average plot, which boasts an orchard of fruit trees.

Verified Material Information



Address Clavadel,
Sunbury Hill, Torquay, TQ1 3EA

Tenure 'Freehold'

Council Tax Band 'E'

EPC Rating 'F'

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.