



## Egerton Road, Torquay, TQ1 1JJ

Guide Price £250,000 to £260,000

This is a great location being within walking distance of multiple schools, Torquay town centre and local shops. It is a sought after friendly area. This beautifully presented 3 bedroom end of terrace property has a light, bright lounge with a bay window overlooking the park opposite. It has a large spacious dining room and a separate kitchen which is in a modern white high gloss finish and leads into a separate utility room. Upstairs is a family bathroom and 3 good sized bedrooms. Outside are front & back gardens with the back garden having a large patio area & garage.

- GREAT FAMILY HOME
- 3 BEDROOMS
- GARAGE
- NICELY PRESENTED
- SHORT WALK TO TORQUAY TOWN
- GAS CENTRAL HEATING



uPVC Door into;

## HALLWAY

Storage cupboard, radiator, stairs leading to upstairs.

## LOUNGE - 3.46m x 4.28m (11'4" x 14'0")

A light & bright spacious lounge with bay window looking out to the front, overlooking the park, radiator, picture rails & gas fire place.

## DINING ROOM - 3.29m x 3.62m (10'9" x 11'10")

A separate spacious formal dining room, which could also be used as a downstairs bedroom, window out to back, radiator & gas fire.

## KITCHEN - 1.83m x 3.85m (6'0" x 12'7")

Fitted with a modern white high gloss Howdens kitchen, with drawers and cupboards over and under surfaces, integrated oven and hob, an extractor fan, integrated dishwasher, space for fridge freezer, window out to back garden.

## UTILITY AREA - 3m x 1.3m (9'10" x 4'3")

Plumbing for washing machine and dryer, radiator, window and door out to back garden.

## BATHROOM - 1.93m x 1.8m (6'3" x 5'10")

Comprising of low level WC, bath with overhead shower, wash hand basin, window to back, radiator.

## BEDROOM ONE - 3.05m x 4.35m (10'0" x 14'3")

A double bedroom with bay window overlooking the park, radiator, wardrobes.



## BEDROOM TWO - 3.03m x 3.61m (9'11" x 11'10")

Another good sized double bedroom, window to the back, radiator.

## BEDROOM THREE - 1.93m x 2.6m (6'3" x 8'6")

Window to front, radiator.

## OUTSIDE

Front and back garden, with the back garden being in three tiers with a large patio area, which has an outdoor light.

Garage and shed, both with electric and lighting.

Material Information



Address Egerton Road,  
Torquay, TQ1 1JJ

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating 'D'

## Contact Details

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Floor 0



Floor 1

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.