Taylors
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Asking Price Of £285,000

Kents Lane, Torquay,
TQ1 2PP

A substantial three bedroom home positioned within the highly sought-after Wellswood area of Torquay. Offering an impressive amount of accommodation throughout, the property benefits from two generous reception rooms, a fantastic kitchen and breakfast space, three well-proportioned bedrooms and excellent bathroom facilities including a principal en-suite. Outside, a private rear courtyard provides a useful low-maintenance outdoor space. The property is conveniently positioned within easy reach of Wellswood's excellent selection of independent shops, cafés and restaurants, with Meadfoot Beach, Torquay Harbour and local transport links also close by.

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ENTRANCE HALLWAY A welcoming entrance into the property with stairs rising to the first floor and access leading through to the main ground floor accommodation. Benefitting from a gas central heating radiator.

LIVING ROOM A fantastic-sized principal reception room offering excellent space for a large sofa suite and further living room furniture. A double glazed window provides plenty of natural light, creating a comfortable and inviting space, complemented by a gas central heating radiator.

DINING ROOM A separate and generously proportioned dining room with ample space for a substantial dining table and additional furniture. The room offers excellent flexibility for entertaining and family use, with a double glazed window and gas central heating radiator.

KITCHEN / BREAKFAST ROOM A particularly spacious kitchen and breakfast room providing a fantastic social and practical area within the home. Fitted with a comprehensive range of wall and base units with work surfaces over, together with a sink and drainer. The kitchen is equipped with a range-style cooker and extractor hood, integrated dishwasher and space and plumbing for a washing machine. There is further space for breakfast or dining furniture, making the room ideal for everyday family living. A double glazed window provides natural light, whilst a rear door gives direct access outside. The boiler is also positioned within the kitchen.

DOWNSTAIRS WC A useful ground floor cloakroom comprising a low level WC and wash hand basin.

FIRST FLOOR

LANDING A spacious landing providing access to all three bedrooms and the bathroom accommodation, together with access to the loft space.

BEDROOM ONE A superb principal double bedroom offering excellent proportions and plenty of space for a large bed, wardrobes and additional bedroom furniture. Benefitting from a double glazed window, gas central heating radiator and its own private en-suite shower room.

EN-SUITE A well-appointed en-suite comprising a shower enclosure, low level WC and wash hand basin, complemented by a heated towel rail and tiled finishes.

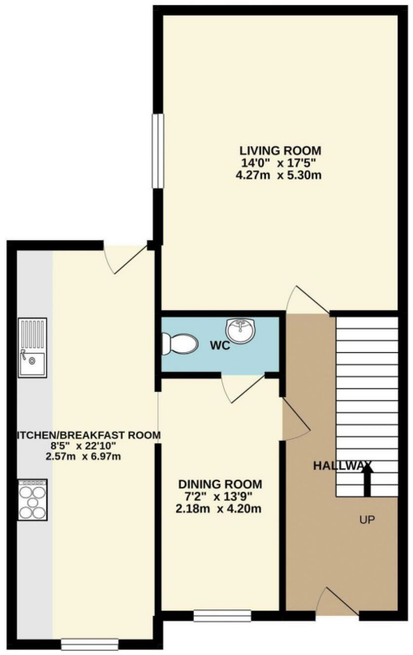
BEDROOM TWO
A particularly generous second double bedroom with excellent room for bedroom furniture and fitted wardrobe storage. Further benefitting from double glazed windows, gas central heating radiator and direct access into the Jack and Jill bathroom.

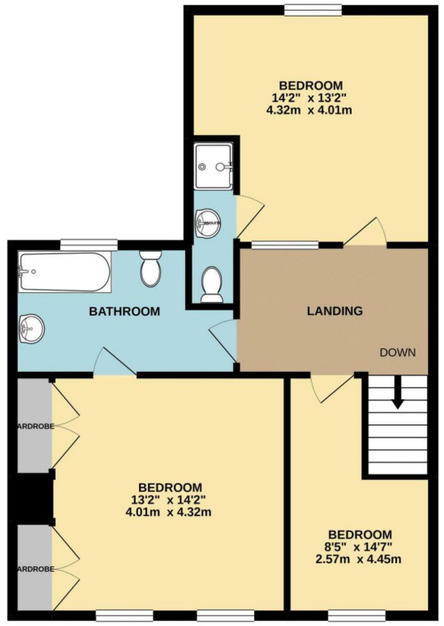
BEDROOM THREE A further well-proportioned bedroom providing a versatile space suitable as a bedroom, guest room or home office. Benefitting from a double glazed window and gas central heating radiator.

FAMILY BATHROOM A spacious Jack and Jill family bathroom comprising a panelled bath with shower over, low level WC and wash hand basin. Finished with tiled areas, heated towel rail and a double glazed obscured window providing natural light whilst maintaining privacy.

OUTSIDE

REAR COURTYARD To the rear is a private and enclosed courtyard garden providing a low-maintenance outside space with plenty of room for seating, pots and outdoor furniture.





Address ‘Kents Lane, Torquay, TQ1 2PP’

Tenure ‘Freehold’

Council Tax Band ‘C’

EPC Rating ’52 | E’

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