

Main Avenue, Torquay

£240,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Conveniently situated for local primary and secondary schools this traditional bay fronted family home offers well presented accommodation with the added benefit of driveway parking and a detached garage.

Approached from the road, a pathway leads through the low maintenance front garden and to the front door. Once inside, an entrance hallway with timber flooring leads to the ground floor accommodation which comprises a sitting room with bay window to the aspect, double doors then lead into a dining room with an archway leading into the integrated kitchen, and from here a door leads onto a rear timber deck. On the first floor a landing leads to three bedrooms, bedroom one with a bay window to the front aspect and bedroom two with open outlook to the rear, and there is a bathroom/WC. Complementing the property is a useful loft room, UPVC double glazed windows and doors, and gas central heating.

An internal inspection is highly recommended in order to appreciate the accommodation on offer. To arrange a viewing when calling please quote CS1097.

UPVC obscure glazed door to:

ENTRANCE HALL - 4.5m x 1.68m (14'9" x 5'6")

Coved ceiling with pendant light point, stairs with handrail to first floor, radiator, timber flooring, understairs storage cupboard housing the gas meter, cupboard housing the electric meter and consumer unit, door to kitchen, door to:

SITTING ROOM - 4.09m x 3.28m (13'5" x 10'9") Maximum Measurements.

Coved ceiling with pendant light point, UPVC double glazed bay window to front aspect, feature fireplace, radiator with thermostat control, double doors to:

DINNING ROOM - 4.14m x 3.25m (13'7" x 10'8")

Coved ceiling with pendant light point, UPVC double glazed sliding doors opening onto the rear decking, radiator with thermostat control, archway to:







KITCHEN - 5.44m x 2.18m (17'10" x 7'2") Maximum Measurements.

Inset spotlights, UPVC double glazed windows to rear, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with work surfaces over, inset ceramic sink with mixer tap over, space for range style cooker with extractor over, tiled surrounds, wall cabinets, space and plumbing for washing machine, integral fridge, freezer, and dishwasher. UPVC obscure glazed door opening onto the rear decking, door to hallway.

LANDING - 2.67m x 1.7m (8'9" x 5'7")

Pendant light point, stairs with handrail to loft room, radiator with thermostat control. Doors to:

BEDROOM ONE - 4.17m x 3.17m (13'8" x 10'5") Maximum Measurements.

Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

BEDROOM TWO - 4.14m x 2.92m (13'7" x 9'7")

Coved ceiling with pendant light point, wall light points , UPVC double glazed window to rear aspect, radiator with thermostat control, fitted wardrobes to the chimney recesses.

BEDROOM THREE - 2.49m x 1.75m (8'2" x 5'9")

Coved ceiling with pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control.

BATHROOM - 2.34m x 1.68m (7'8" x 5'6")

Inset spotlights, UPVC double glazed window to rear aspect, heated towel rail. Comprising panelled bath with electric shower over, pedestal wash hand basin, WC, tiled walls.

LOFT ROOM - 5m x 3.71m (16'5" x 12'2") Maximum Measurements.

Directional spotlights, Velux window, wall light points, eaves storage.

OUTSIDE

FRONT GARDEN

At the front of the property is a gravelled garden enclosed by low-level block wall, with a concrete pathway leading to the front door.

REAR GARDEN

To the rear of the property is a raised decked area which is accessed from the dining room and kitchen, this opens onto a rear service lane and adjacent to this is a concrete hardstanding providing off road parking and leading to a detached garage.

GARAGE - 4.67m x 3.81m (15'4" x 12'6")

Up and over door and door to side, window to the rear, light point and power point.





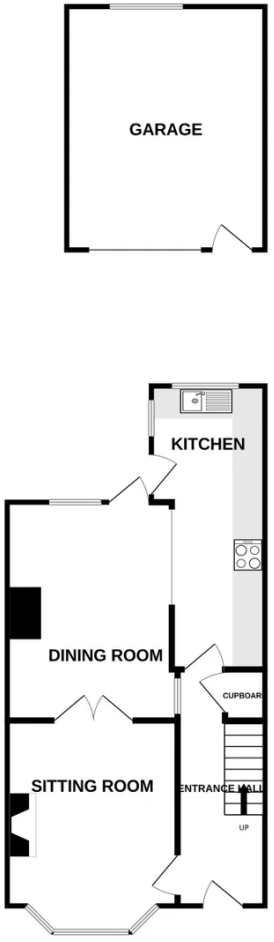




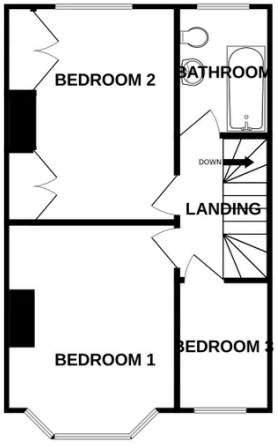




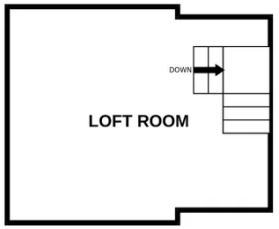
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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