

Golden Park Avenue, Torquay, TQ2 8LD

GUIDE PRICE OF £300,000 - £325,000

A spacious two bedroom detached bungalow in a quiet highly sought after area. The property is in need of modernisation but offers well planned out accommodation. There is a spacious lounge with a good sized kitchen and two double bedrooms. There is also a very large conservatory facing on to the back garden. Outside are good sized front and back gardens, driveway and garage. Viewing recommended.

- DRIVEWAY
- GARAGE
- FRONT & BACK GARDEN
- DETACHED
- 2 DOUBLE BEDROOMS

## DOOR INTO PORCH

## HALLWAY

Radiator

**LOUNGE/DINER** - 4.86m x 4.55m (15'11" x 14'11")

UPVC large window out to front garden, brick crazy paving hearth, inset electric fire, 2 radiators.

**BEDROOM ONE** - 3.52m x 3.36m (11'6" x 11'0")

A double bedroom with UPVC window out to front. Radiator.

**BEDROOM TWO** - 3.52m x 3.52m (11'6" x 11'6")

A second double bedroom with UPVC window out to conservatory. Radiator

## BATHROOM

A three piece bathroom. Bath with shower over, basin, low level WC, frosted glass window out to conservatory. Radiator.



**KITCHEN/BREAKFAST ROOM** - 3.4m x 3.41m (11'1" x 11'2")

A range of cupboards over and under services, pantry, space for cooker, fridge/freezer.

**CONSERVATORY** - 7.31m x 4.03m (23'11" x 13'2")

Radiator.

## OUTSIDE

Front garden, driveway, garage.

## BACK GARDEN

Lawned with shrubs. Shed.

Address Golden Park Avenue, Torquay,  
TQ2 8LD

Tenure 'Freehold'

Council Tax Band 'D'

EPC Rating 'D'

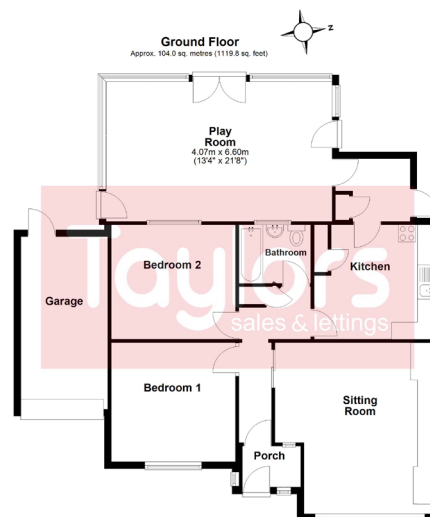
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Total area: approx. 104.0 sq. metres (1119.8 sq. feet)

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.