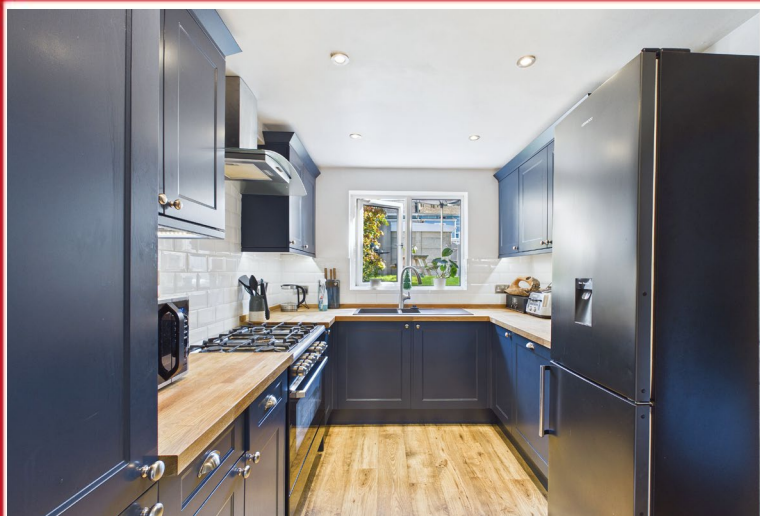


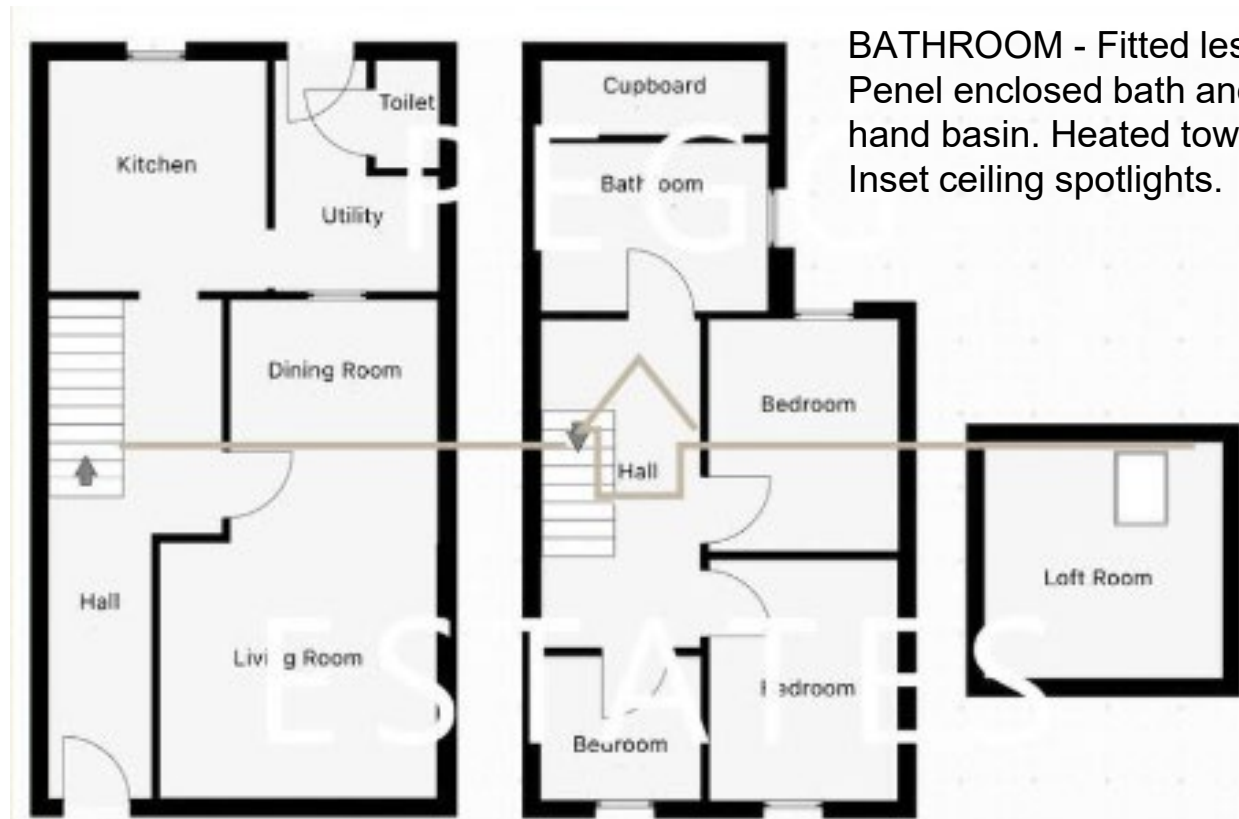


Taylor's
sales & lettings

GUIDE PRICE £230,000 - £240,000

St. Edmunds Road,
Plainmoor, Torquay,
TQ1 3PX

A spacious three bedroom property ideally situated within a short stroll of both Babbacombe and St Marychurch. The property is also conveniently close to a wide range of local amenities, including shops, supermarkets, bakeries and traditional pubs. The accommodation offers three generous bedrooms, along with a useful loft room providing exceptional additional space. There is a large lounge/diner, a modern kitchen with separate utility room, a convenient downstairs w.c. and a family bathroom.



ENTRANCE HALL - LVT wood-effect flooring. Radiator. Under-stairs storage.

LIVING ROOM/DINER - LVT wood effect flooring. Electric points. TV point. Radiator. Double glazed window to the front aspect. Double glazed window to the rear aspect.

KITCHEN - Less than two years old. LVT flooring. Matching wall and base units with solid wood work surfaces over. One and a half bowl sink and drainer unit. Double glazed window to the rear aspect. Space for a range style cooker with stainless steel extractor hood above. Double glazed window to the front aspect overlooking the garden. Space for fridge/freezer. Wall mounted radiator. Under counter lighting.

UTILITY - LVT flooring. Fitted cupboards. Plumbing and space for a washer/dryer.

CLOAKROOM - Low level w.c. Vanity wash hand basin. LED mirror. Tiled.

FIRST FLOOR LANDING

BEDROOM ONE - Carpet flooring. Double glazed window to the front aspect. Electric points. Radiator.

BATHROOM - Fitted less than two years ago. Large airing cupboard. Penel enclosed bath and shower over. Low level w.c. Vanity wash hand basin. Heated towel radiator. Double glazed obscured window. Inset ceiling spotlights.

BEDROOM TWO - Carpet flooring. Double glazed window to the rear aspect. Radiator. Electric points.

BEDROOM THREE - Carpet flooring. Double glazed window to the front aspect. Electric points. Radiator.

LOFT ROOM - Carpet floor. Velux window. Storage to the eaves. Electric points.

GARDEN - Very private two tiered rear garden which has recently had new patio paving. The remainder of the garden is laid to lawn.

GARAGE - Double garage with power and lighting. Accessed via a lane to the rear of the property.

Address 'St. Edmunds Road, Plainmoor, Torquay, TQ1 3PX'

Tenure 'Freehold'

Council Tax Band 'B'

EPC Rating '57 | D'

Taylor's Estate Agents
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Paignton
TQ3 2EZ