

**SAMPLE
MILLS**



**Steps Lane
Watcombe Park
Torquay
Devon**

£425,000
FREEHOLD





Steps Lane, Watcombe Park,
Torquay, Devon

£425,000 freehold

This 2 bedroom detached bungalow is situated in the Watcombe Park area of Torquay with easy access to all local amenities including shops, Watcombe Primary School with on-site Nursery, golf course, model village, walking distance to Brunel Woods, with its glorious walks, Watcombe and Maidencombe beaches, whilst Torquay town centre is a short distance away with its further range of amenities to include shops, pubs, restaurants, beaches, Princess Theatre, Torre Abbey Historic house and gardens, bus routes, Torbay Hospital plus easy access to Torquay and Torre train stations.

The internal accommodation comprises entrance porch leading to entrance hallway, lounge and sun lounge, kitchen/dining room with built-in appliances, 2 double bedrooms, shower room and drop down stairs leading to a loft room/office.

Other benefits include gas central heating supplied by a newly fitted Worcester boiler which is also hydrogen compatible, water heater, uPVC double glazing, garage with electric roller door, workshop/laundry room ideal for those raising a family, a summerhouse, ample off road parking and gardens.



Double glazed door opening through to:

Entrance Porch

uPVC double glazed. uPVC double glazed door opening through to:

Entrance Hall

Radiator. Built-in shelved airing cupboard housing tank. Additional built-in shelved cloaks cupboard housing the timer box for hot water and central heating system, the electric immersion, electric fuse box and also a security alarm system. Hatch with drop down stairs providing access to a loft room/office.

Lounge - 4.85m x 3.60m (15'11" x 11'10")

Stone feature fireplace on slabbed hearth with mantle over. TV point. Double panelled radiator. Coving to textured ceiling. uPVC double glazed window overlooking the rear garden. Double doors providing access to:

Sun Lounge - 4.85m x 3.12m (15'11" x 10'3")

Double panelled radiator. Coving to textured ceiling. uPVC double glazed window to three aspects overlooking the side and enjoying far reaching panoramic views of Torquay.

Kitchen/Dining Room - 4.01m x 3.81m (13'2" x 12'6")

One and a half bowl stainless steel drainer sink unit with mixer taps. Range of wooden edge worktop surface areas. Fitted matching wall and base units. Fitted induction hob with extractor hood above. Built-in electric oven. Integrated Neff dishwasher. Integrated fridge and freezer. Partly tiled walls. Spotlight points. Double panelled radiator. Worcester gas boiler for hot water and central heating system. Water heater under the sink. uPVC double glazed window overlooking the rear garden. Coving to textured ceiling. Glazed door through to:

Side Porch

uPVC half double glazed door to outside.

Bedroom 1 - 3.92m x 3.64m (12'10" x 11'11")

Built-in wardrobes. Double panelled radiator. uPVC double glazed window enjoying similar views to that of the sun lounge. Coving to ceiling.

Bedroom 2 - 3.60m x 3.33m (11'10" x 10'11")

Double panelled radiator. Coving to ceiling. uPVC double glazed window to the front.

Shower Room

Tiled shower area with fitted shower. Wall mounted wash-hand basin. Low level w/c. Partly tiled walls. Single panelled radiator. Coving to ceiling. Extractor fan. Obscure uPVC double glazed window.

From the entrance hall, there is a folding ladder through to:

Loft Room/Office - 4.40m x 3.00m (14'5" x 9'10")

Window. Eaves storage.

Outside

To the front of the property, there is a walled in paved area with outside lighting, which sweeps to one side, where there is a raised area with various flowering bushes. There is also a seating area sweeping around to the rear, where there is a raised area laid to a patio seating, barbecue area and gravel where there is a greenhouse and a further paved area over two levels that provides access down to a garden that is predominately laid to lawn stocked with various mature bushes, plants, shrubs and a fruit tree. There is outside power, outside tap and further outside lighting. There is a summerhouse and a garden shed.

There is a courtesy door through to the garage, with electric roller door, there is also a workshop/laundry room, power and light, and off road parking.

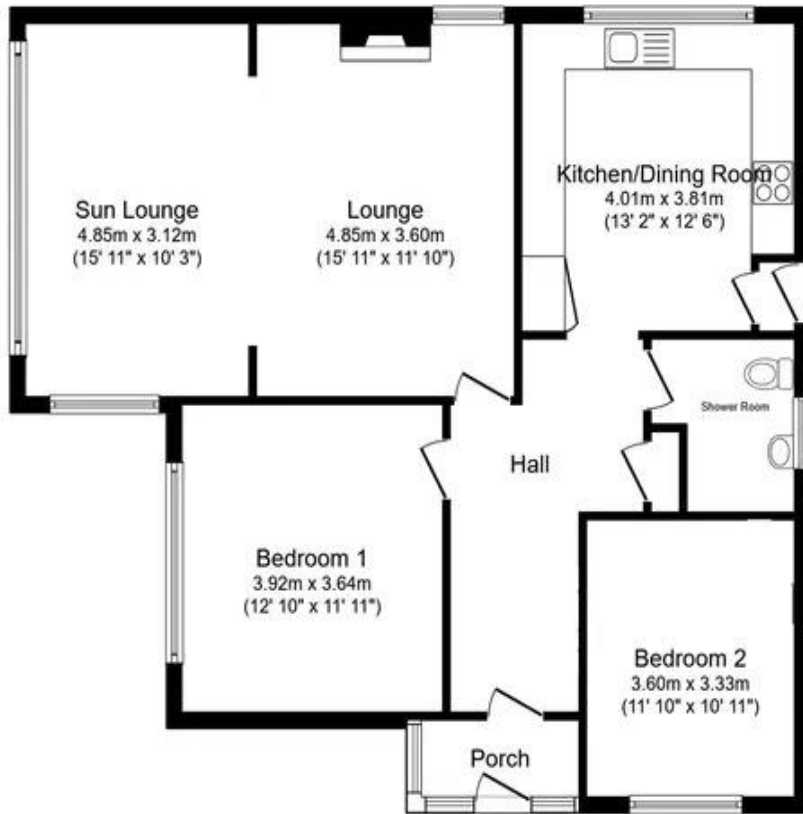
Agent's Note

Council Tax Band: 'D'

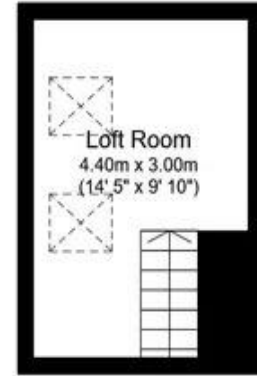
EPC Rating: 'E'

Long Term Flood Risk: Very Low





Ground Floor



First Floor

Total floor area: 105.9 sq.m. (1,140 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.ie



3 Bank Street
Newton Abbot
TQ12 2JL

Tel: 01626 367018
sales@samplemills.co.uk

www.samplemills.co.uk

[rightmove](#) [Zoopla.co.uk](#) [PrimeLocation.com](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.