







Taylors
sales & lettings

Asking Price Of £180,000

Laburnum Street,
Torquay, TQ2 5SF

Taylors are now offering this superb two bedroom mid terrace house conveniently located on the outskirts of Torquay and within walking distance of the town centre and seafront. The property offers a good sized lounge along with a modern fitted kitchen / breakfast room including built-in oven and hob to the ground floor whilst upstairs are two double bedrooms and a modern bathroom with bath and shower. The property has the benefit of double glazing and central heating and to the rear is a small enclosed courtyard with storeroom. The property is now being offered chain free and we strongly advise an early viewing to secure this property!

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HALLWAY Double glazed front door. Useful under stairs cupboard plus additional cupboard with plumbing for washing machine. Radiator. Double glazed door to rear courtyard.

LOUNGE - 4.0 m x 3.7 m max A good size room with double glazed window to the front aspect. Contemporary electric fire with glass panel recessed within a tastefully tiled chimney breast with fitted storage units and shelving to either side. Radiator. TV point.

KITCHEN/BREAKFAST ROOM - 3.7 m x 3.4 m max A well appointed room having a range of contemporary wall and base units finished with low profile square edged work surfaces. Inset electric glass hob with cooker hood over and oven/grill below. Open to:-

BREAKFAST AREA Fitted with a breakfast bar with double glazed windows overlooking the courtyard garden. Additional work surface area.

Stairs From Main Hallway To 1st Floor Landing

The landing office space for linen baskets, chest of drawers, wardrobe et cetera. Loft access. Double glazed window.



BEDROOM ONE - 3.8 m x 3.4 m max A generous double bedroom with double glazed window to the front aspect and radiator. Range of built-in wardrobes to one wall.

BEDROOM TWO - 3.7 m x 3.5 m max Another double bedroom with double glazed window to the rear. Radiator. Built-in store cupboard.

BATHROOM Fitted with a white suite comprising panelled bath with shower fitment over. Vanity unit with recessed wash and basin and chrome mixer tap. Low level WC with concealed system. Cupboard housing gas boiler. Double glazed window. Chrome ladder radiator.

OUTSIDE To the rear is an enclosed courtyard with storeroom (2.8 m x 2.0 m max approx).

AGENTS NOTE: The property has had a replacement roof during the current vendor's ownership.



Address ‘Laburnum Street, Torquay, TQ2 5SF’

Tenure ‘Freehold’

Council Tax Band ‘A’

EPC Rating ’68 | D’