



Guide Price £350,000 - £375,000

Perinville Road,
Babbacombe,
Torquay, TQ1 3NZ

A beautifully presented three bedroom semi detached house in an enviable location, just a stones throw away from the picturesque Babbacombe Downs. A host of local amenities are on the door step, including shops, restaurants and bars, the theatre and scenic Cary park close by. The property comprises of bay fronted lounge, large spacious kitchen/diner, cloakroom, family bathroom and three bedrooms. It has a sunny level enclosed garden and parking.



HALL Double glazed window to front, radiator, stairs rise to first floor, understairs cupboard, telephone point, doorway through to:-

LANDING Radiator, 2 double glazed windows to side and 1 double glazed window to the rear, ideal space for desk/home office and study area.

LOUNGE - 21' 11" into double glazed square bay window to front x 12' 7" (6.68m x 3.84m) into alcoves of chimney breast. 2 radiators, double glazed window to rear, picture rail, decorative open fireplace, telephone point.

Stairs from landing to lower ground floor to:-

KITCHEN/DINING ROOM

Kitchen Area: - 11' 6" plus large entrance area x 15' 77" (3.51m plus large entrance area x 6.53m) (approximate measurements). Fitted with a range of units comprising floor based cupboards under wooden work top surfaces incorporating circular bowl stainless steel sink unit with mixer tap. Matching wall cupboards. Range cooker, extractor hood over. Large American Style Fridge Freezer (Included), plumbing for washing machine and large walk-in store cupboard, ideal for tumble drier and other appliances. Space for table and chairs, radiator, wooden effect floor, overhead spotlights.

Dining Room area: - 12' 0" x 10' 6" (3.66m x 3.2m) Radiator, skylight to ceiling, double glazed windows and double glazed french doors to the garden. Wood floor, overhead spotlights, TV point.

CLOAKROOM/WC Modern low level WC, pedestal wash basin, 2 frosted double glazed windows to the rear heated towel rail, cupboard housing Ideal combi boiler supplying the gas central heating and hot water.

From hall, stairs rise to:-

FIRST FLOOR LANDING Smoke alarm, access to loft space, storage cupboard above stairwell. Off is:-

BEDROOM 1 - 12' 6" into square double glazed bay window to front x 11' 1" (3.81m into square double glazed bay window x 3.38m) plus recess where are 3 well fitted double wardrobes with hanging space and shelving. Radiator.

BEDROOM 2 - 12' 9" x 9' 3" (3.89m x 2.82m) Double glazed window to rear, radiator.

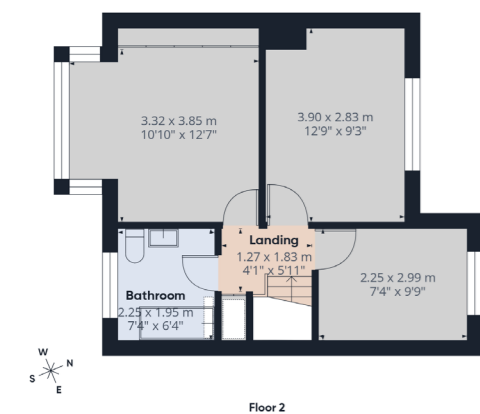
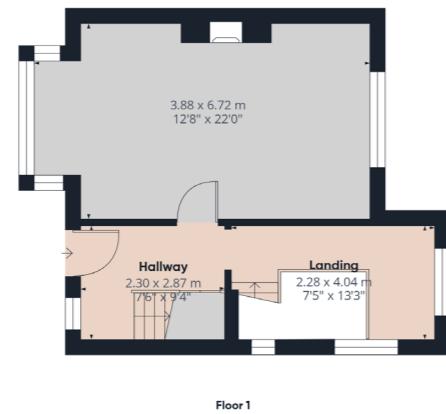
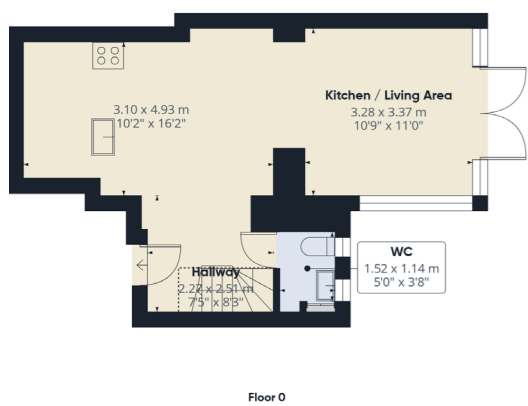
BEDROOM 3 - 9' 10" x 7' 5" (3m x 2.26m) Double glazed window to rear, radiator.

BATHROOM White suite comprising bath with separate shower over, pedestal wash basin, low level WC, heated towel rail, frosted double glazed window to front.

OUTSIDE

FRONT Mainly laid to block paving with OFF ROAD PARKING. Steps lead down and around to side access and 2 steps to front door.

REAR A good sized private and well enclosed sunny garden with a level lawn area enclosed by fencing, wood built bar and undercover seating area. A level L-shaped patio area immediately behind the house, ideal for sitting out. Outside tap, pedestrian gate giving access round the side of the house.



Address 'Perinville Road, Babbacombe, Torquay, TQ1 3NZ'

Tenure 'Freehold'

Council Tax Band 'C'

EPC Rating '70 | C'

Taylor's Estate Agents
256 Torquay Road
Paignton
TQ3 2EZ