



Priory Road

St Marychurch, Torquay

£285,000 Freehold

- GARDEN ROOM
- SITTING ROOM
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- 2 DOUBLE BEDROOMS
- SHOWER ROOM
- SUNNY GARDEN
- OFF ROAD PARKING
- CHAIN FREE

Conveniently located within a stones throw of St Marychurch precinct is this CHARMING COTTAGE. It has been a well loved home for many years, whilst still retaining many of the original features the Cottage has been updated to include PVCu double glazing and gas central heating. The attractive Garden is bathed in sunshire and filled with a wide range of mature plants.

St Marychurch 'village' is a bustling community with a wide selection of shops, a medical centre and post office, coffee and tea shops. All this is just around the corner from the property and within a short walk are found Torquay golf course, the scenic Babbacombe Downs and access to local beaches and the coastal footpath.

Priory Road

St Marychurch, Torquay, TQ1 4NY

VENDOR INSIGHT

"Priory Cottage is ideal for those wanting to be in St Marychurch the precinct is just a short level stroll away, convenient to the local shops and doctors surgery".

"The Garden room overlooks the beautiful garden which is lovely and sunny, whilst enjoying the tranquillity, there is a gentle hustle and bustle of the Village precinct".

STEP INSIDE

Double gates open to the parking area and garden from where a pathway leads to the entrance door opening to the GARDEN ROOM, PVCu construction with radiator. A door opens to the SITTING ROOM with lofty ceiling height, oak effect flooring, understairs storage cupboard and double glazed window looking into the garden room. The KITCHEN/BREAKFAST ROOM is fitted with a range of modern units and working surfaces with inset sink unit. Fitted double oven, four ring gas hob, integrated washing machine, fridge and freezer. Wall mounted Worcester combination boiler, two double glazed windows to the front and side. INNER LOBBY with glazed door leading out to the front and door to CLOAKROOM with wash hand basin and WC, heated towel rail and storage cupboard.

From the Sitting Room stairs rise to the FIRST FLOOR LANDING with window over the stairs. Loft access hatch and storage cupboard with shelving. BEDROOM 1 is a double room with lofty ceiling height, built-in wardrobes and double

glazed window overlooking the front garden. BEDROOM 2 is also a double room with built-in cupboard and double glazed window overlooking the front garden. SHOWER ROOM with suite of shower cubicle, wash hand basin and WC. Part tiled walls, tiled effect flooring, ladder style heated towel rail and obscure double glazed window.

STEP OUTSIDE

The gardens are situated to the front of the property and are south facing enjoying sunshine throughout the day. There are a wide range of mature plants and shrubs, a lawned area and patio areas. Outside tap and storage area with gas meter.

Double gates open to the DRIVEWAY PARKING.

GENERAL INFORMATION

Gas Central Heating & PVCu Double Glazing
Council Tax Band - C (Torbay Council)
EPC – 'D'

OUR AREA

St Marychurch is one of Torquay's most desirable districts, with its bustling 'village' ambience where a host of shops, cafes and restaurants can be found. The famous Model Village and the stunning Babbacombe Downs with funicular railway taking passengers to and from the shingle beaches of Oddicombe and Babbacombe are also close at hand.





Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

Sat Nav: TQ1 4NY. On leaving our office in St Marychurch, turn left at the traffic lights onto Fore Street. Turn left at the memorial onto St Marychurch Road keeping Sainsbury's & Somerville & Savage Solicitors on your right. Turn next available right into Priory Road and progress to the junction of St Margarets Road, Priory Cottage is opposite on the corner of Priory Road and St Margarets Road.

The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

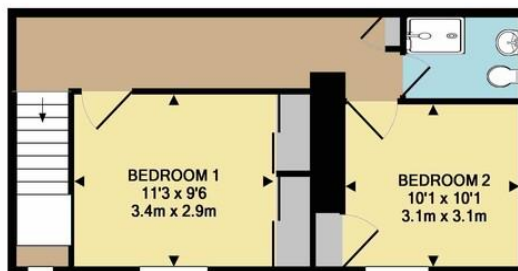
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GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 922 SQ.FT. (85.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT John Lake would 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 illustrative 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.

