Taylors
sales & lettings

Guide price of £190,000 to £200,000

Garth Road,
Watcombe, Torquay,
TQ2 8HA

A three bedroom terraced house situated conveniently for a wide range of amenities including shops, schools and local playing fields. The Willows retail park is just over a mile away and Torbay Hospital is a short drive. The property benefits from a cul-de-sac position consisting of lounge, kitchen/diner, three bedrooms and good sized front and back gardens

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THE ACCOMMODATION COMPRISES:

Solid wooden front door into:-

HALLWAY UPVC double glazed window to front. Dado rail. Inset spotlights. Radiator. Stairs rising to first floor accommodation. Understairs cupboard housing the meters.

LIVING ROOM 17’8” x 11’10” (5.39m x 3.611m) A dual aspect room with UPVC double glazed window to front, UPVC double glazed window to rear and UPVC door opening to the rear garden. Coved ceiling. Fireplace, raised hearth and tiled inset with space for woodburner or fire, chunky wooden mantel over. Radiator. T.V. aerial point. Telephone and broadband connection points. Coved ceiling with central ceiling rose.

KITCHEN/DINER 11’6” x 11’ (3.50m x 3.36m) Worksurfaces with inset cupboards over and under, stainless steel sink, drainer unit and range of storage cupboards beneath. Matching eye-level units. Plumbing and space for washing machine. Space for tumble dryer. Space for cooker with tiled splashbacks. Coved ceiling. Wall mounted Ferroli gas combination boiler. Extractor fan. Space for fridge/freezer. T.V. aerial point. UPVC double glazed windows to rear and UPVC door leading out onto the rear garden.

FIRST FLOOR LANDING Hatch to roof space. Built-in cupboard housing the immersion tank, with shelving above. Dado rail.

BEDROOM 1 13’5” x 10’ (4.10m x 3.04m) max UPVC double glazed window to rear overlooking the garden. Fitted wardrobes. Built-in storage cupboard. Coved ceiling. Radiator.

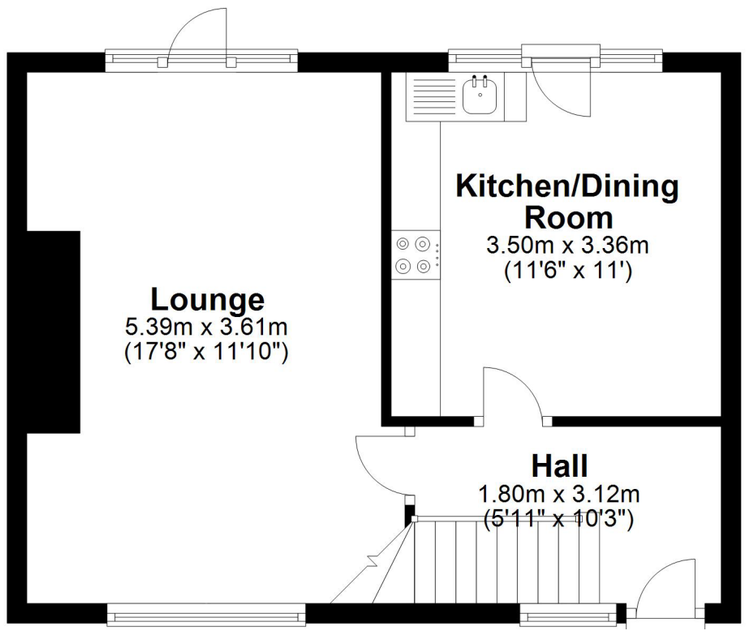
BEDROOM 2 11’3” x 9’11” (3.42m x 3.02m) max UPVC double glazed window to rear overlooking the garden. Radiator. Picture rail. Built-in storage cupboard.

BEDROOM 3 10’1” x 7’6” (3.07m x 2.28m) max UPVC double glazed window to front. Radiator.

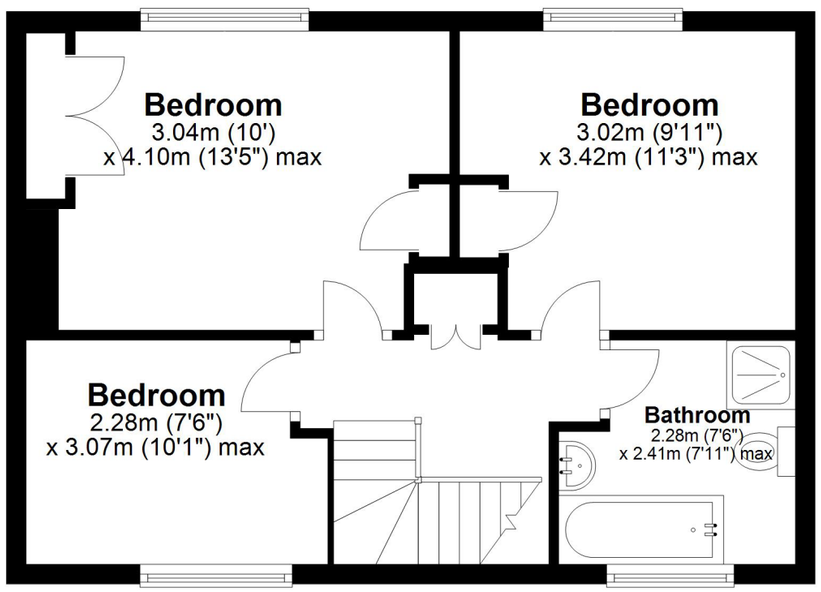
BATHROOM Panelled bath with fully tiled surrounds. Separate cubicle with Triton shower and glazed door. Pedestal wash basin. Low level W.C. Heated towel rail. Tiled walls. Extractor fan. UPVC obscure glazed window to front.

OUTSIDE The front garden is laid to lawn with an adjoining pathway leading to the front door. There is a covered passageway to the side with access gate to the rear. The rear garden is arranged on terraces, the lower terrace with a covered bike storage area, Belfast sink with water tap and raised borders. Steps rise to the middle terrace, which is paved with space for garden furniture, raised borders, brick-built BBQ and store-room. The upper garden terrace requires some maintenance but is enclosed with private gated access to Happaway Road.

Ground Floor
Approx. 38.2 sq. metres (410.9 sq. feet)



First Floor
Approx. 42.1 sq. metres (453.1 sq. feet)



Address ‘Garth Road, Watcombe, Torquay, TQ2 8HA’

Tenure ‘Freehold’

Council Tax Band ‘B’

EPC Rating ’67 x D’

Taylors Estate Agents
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