

Winfields
SALES & LETTINGS



36 Upton Road, Torquay

Torquay

£235,000

Winfields



Lounge/Dining Room

This lounge is a comfortable and stylish living space with plenty of natural light and attractive decorative features. The room combines neutral tones with colourful accents, creating a welcoming environment that would appeal to a broad range of buyers. A large central window allows good daylight into the room. The decorative fireplace with mantel acts as a strong focal point.

Dining Area

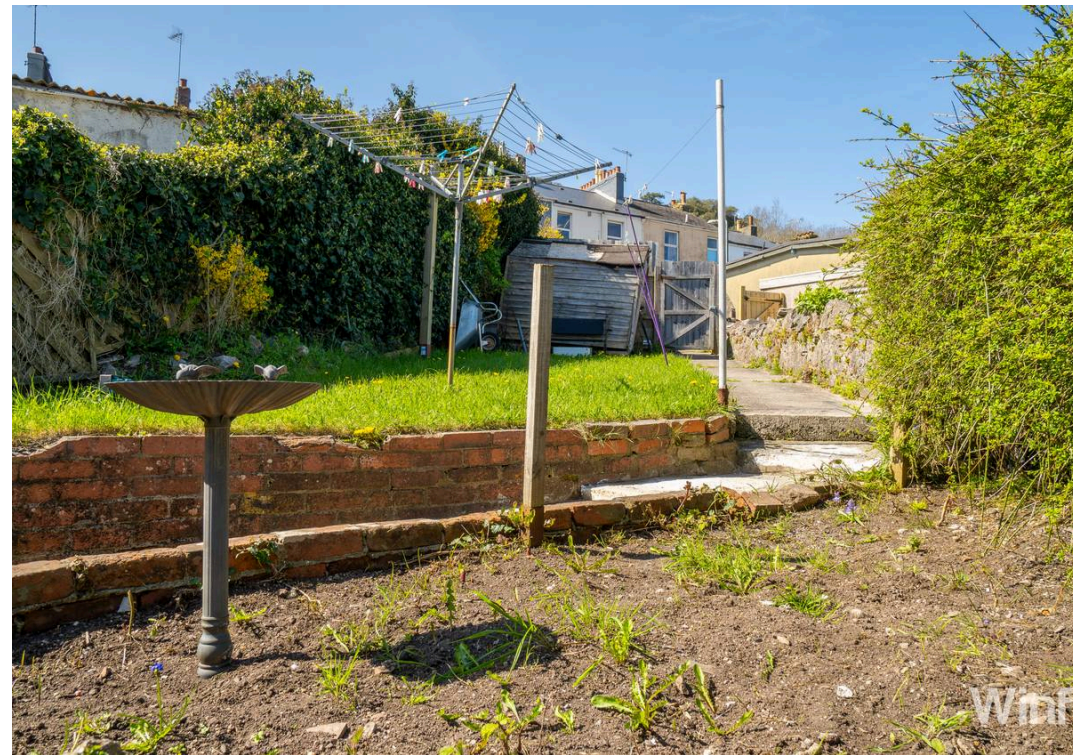
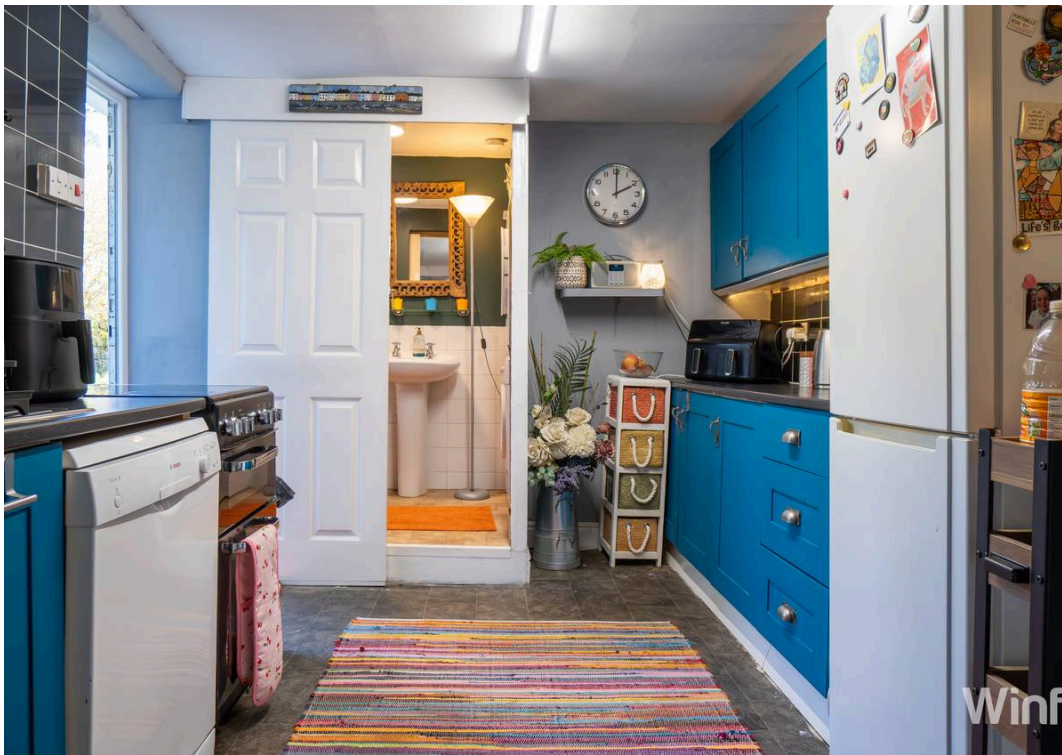
The lounge opens through to a bright and practical dining area, creating a seamless space that is ideal for both everyday living and entertaining. The dining area comfortably accommodates a family dining table and benefits from French doors leading directly out to the rear garden, allowing plenty of natural light to fill the space. The French doors provide easy indoor-outdoor flow, making the area perfect for summer dining and social gatherings, while also offering pleasant views of the garden. This arrangement enhances the sense of space within the home and adds to the room's overall versatility.

Kitchen

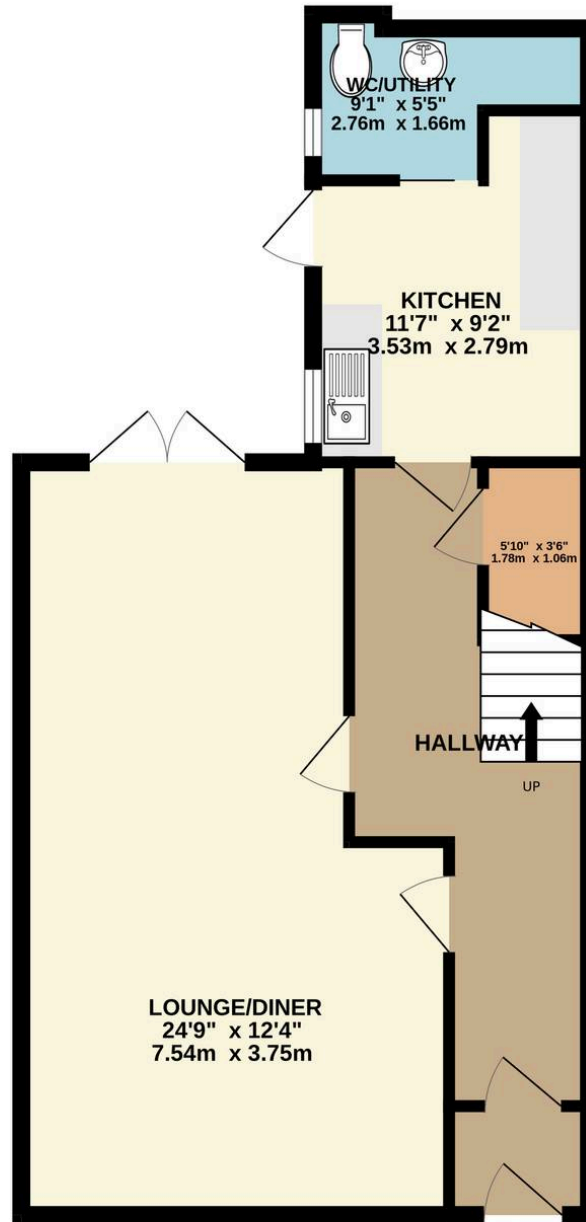
The Kitchen features a selection of wall and base units finished in a rich blue tone, creating a contrast against the pale blue painted walls. The cooking and preparation space is complemented by sleek black worktops, giving the kitchen a modern edge and contrasting nicely with the blue cabinetry. The walls are part-tiled with striking black wall tiles, while the grey tiled flooring runs throughout the kitchen, adding durability and a contemporary finish. To the rear of the kitchen, a door opens out to the rear yard and garden, allowing convenient outdoor access. Also located at the rear of the kitchen is a compact WC with a wash basin, cleverly separated by a sliding door to maximise space while maintaining privacy. Overall, the kitchen combines modern styling with practical layout, blending blue cabinetry, black accents, and neutral flooring to create a fresh and functional space.

Bedroom 1

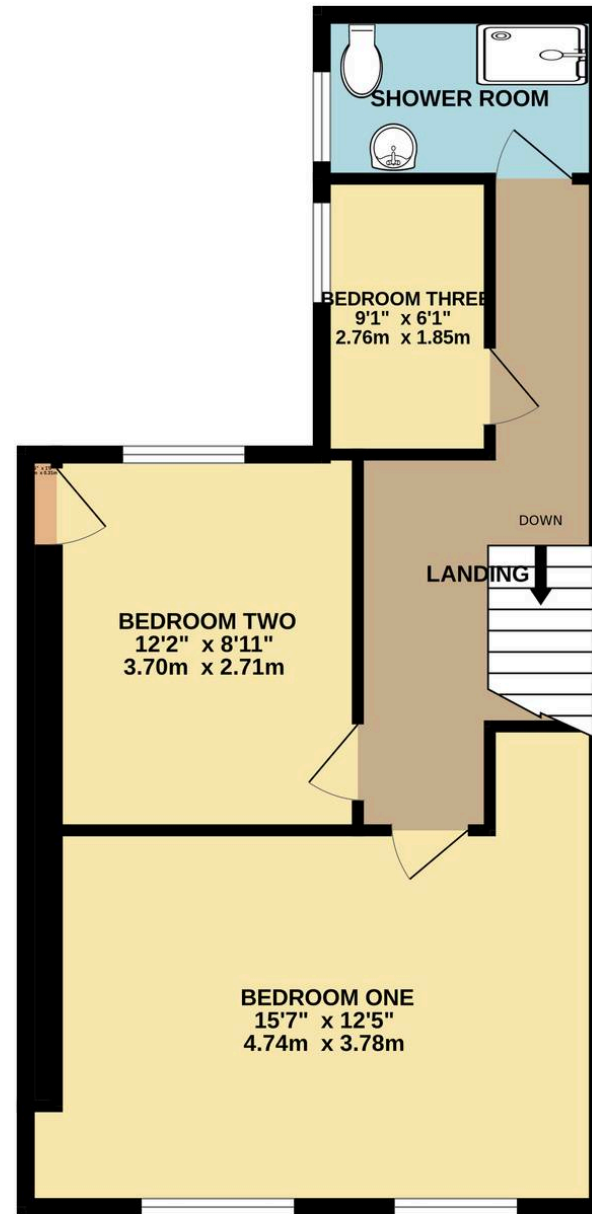
This modern double bedroom offers a light, airy and



GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GARDEN

This property benefits from a well-designed enclosed garden, offering a blend of practicality and relaxation. The main garden features lawned areas perfect for outdoor activities, alongside a designated seating area ideal for entertaining or enjoying a quiet moment. A gate provides direct access to the off-road parking space, adding convenience and security. Additionally, there is a charming courtyard-style space that opens directly from the dining room patio doors. This area catches the sun throughout the day, creating a bright, inviting spot for morning coffee, al fresco dining, or simply soaking up the sun. Overall, the garden combines functional outdoor space with sunny, sociable areas, making it versatile for both relaxation and practical use.

OFF STREET

1 Parking Space

The property benefits from an allocated parking area to the rear, providing convenient and secure off-road parking. Gated access connects the parking directly to the property, ensuring both privacy and ease of use for residents.



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