



Hartop Road, Torquay

£235,000



WILLIAMS HEDGE
ESTATE AGENTS



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Well Presented Period Home | Popular Residential Location | Close to St Marychurch Precinct
Detached Single Garage | Porch | Hallway | Sitting Room | Dining Room | Kitchen | Conservatory
Landing | Three Bedrooms | Shower Room/WC | Gas Central Heating | Double Glazing
Front & Rear Gardens

A spacious period property in a popular residential location and close to the nearby St Marychurch shopping precinct and local primary school. The well presented accommodation is arranged over two floors, with the ground floor comprising an entrance porch which opens into the hallway, a sitting room, dining room, modern fitted kitchen and conservatory. On the first floor a spacious landing leads to 3 bedrooms and a shower room/WC. The property is further complimented throughout with uPVC double glazed windows and gas central heating. Outside are gardens to the front and rear, a garden WC and detached single garage with electric door. An early inspection is highly recommended in order to avoid disappointment.

The nearby shopping precinct at St Marychurch offers a fine range of shopping facilities, cafes, public houses and mini supermarkets, good transport links and bus services. Babbacombe Downs and beach are also nearby and offers a further parade of shops.

The Accommodation Comprises

Composite door with obscure glazed inset to

ENTRANCE PORCH 3' 5" x 5' 2" (1.04m x 1.57m) With electric meter, obscure glazed door to

ENTRANCE HALL 20' 10" x 5' 2" max (6.35m x 1.57m) Pendant light point, smoke detector, stairs with hand rail to first floor, radiator with thermostat control, understairs storage cupboard, doors to

SITTING ROOM 13' 11" x 9' 10" (4.24m x 3m) Coved and textured ceiling with light point, uPVC double glazed window to rear, fireplace with electric fire, TV connection point, double doors to



DINING ROOM 12' 5" max x 11' 0" (3.78m x 3.35m) Coved and textured ceiling with light point, uPVC double glazed window to front aspect, radiator with thermostat control, storage to recesses.



KITCHEN 13' 11" x 9' 5" (4.24m x 2.87m) Textured ceiling with light points, uPVC double glazed windows to side, radiator with thermostat control. Fitted kitchen comprising a range of base and drawer units with solid wood block work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset four ring induction hob with extractor over, tiled surrounds, built-in eye level electric oven, matching eye level cabinets, space for upright fridge freezer, utility cupboard housing the boiler, uPVC obscure glazed door to



CONSERVATORY 12' 6" x 4' 11" (3.81m x 1.5m) Wall light points, glazed roof with windows to rear and side, uPVC double glazed door leading to the rear garden, space and plumbing for washing machine, tiled flooring, power points.

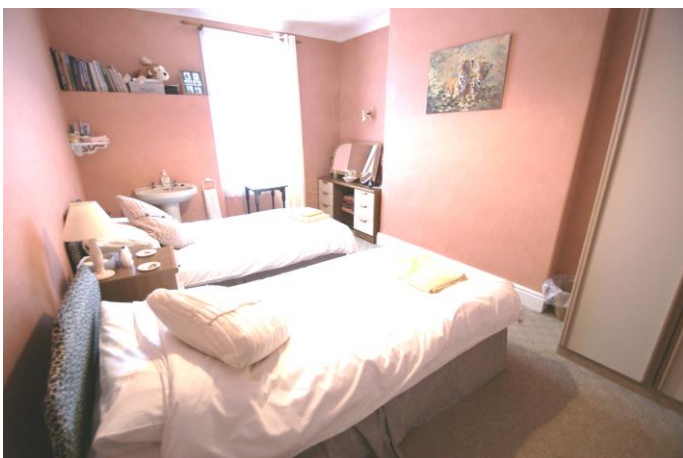


FIRST FLOOR LANDING 22' 1" x 5' 6" max (6.73m x 1.68m) Textured ceiling with pendant light point, smoke detector, hatch to roof space, doors to

BEDROOM ONE 15' 4" x 11' 10" (4.67m x 3.61m) Textured ceiling with pendant light point, uPVC double glazed window to front aspect, radiator with thermostat control, fitted wardrobes to one wall with sliding doors.

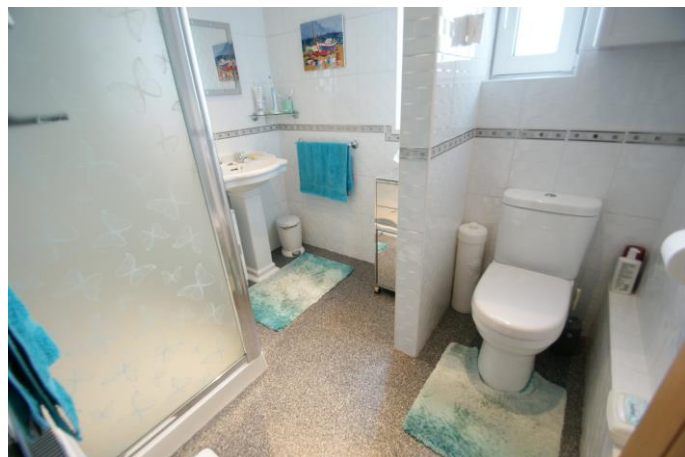


BEDROOM TWO 14' 9" max x 9' 10" max (4.5m x 3m) Textured ceiling with pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control, wash hand basin.



BEDROOM THREE 9' 7" x 7' 7" max (2.92m x 2.31m) Light point, uPVC double glazed window to rear, radiator with thermostat control.

SHOWER ROOM/WC 7' 9" x 6' 1" (2.36m x 1.85m) Inset spotlights, extractor fan, uPVC obscure glazed windows. Comprising tiled shower cubicle with glazed sliding door, pedestal wash and basin, close coupled WC, part tiled walls, shaver socket, radiator.



OUTSIDE

FRONT To the front of the property is a low maintenance garden laid to slate and gravel chippings with pathway leading to the front door.

REAR The rear garden is accessed from the conservatory and offers a paved seating area with an area of artificial grass and flowerbed/shrub border, there is also a plastic store/shed. Enclosed by stone wall and timber fence with concrete pathway leading to a rear service gate and to the single detached garage.



OUTSIDE WC 3' 8" x 3' 6" (1.12m x 1.07m) Wash hand basin, close coupled WC, tiled floor.

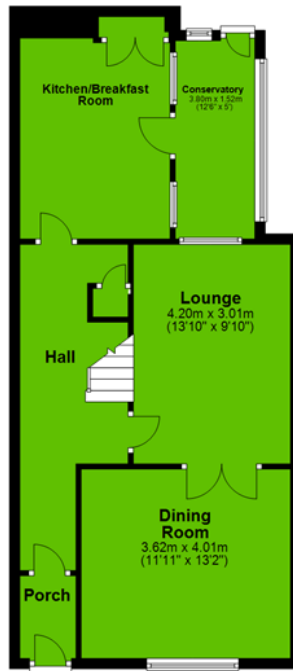
SINGLE DETACHED GARAGE 18' 2" x 10' 4" (5.54m x 3.15m) With electric roller door, window to rear and door to side, power points, light point.

Age: 1870 (unverified)	Postcode: TQ1 4QJ
Current Council Tax Band: C EPC Rating: TBC	Stamp Duty:* £2,200 at asking price
Electric meter position: Porch cupboard	Gas meter position: Dining Room cupboard
Boiler positioned: kitchen utility cupboard	Water: Meter
Loft: Insulated, part boarded, fixed ladder	Rear Garden Facing: South West/Westerly

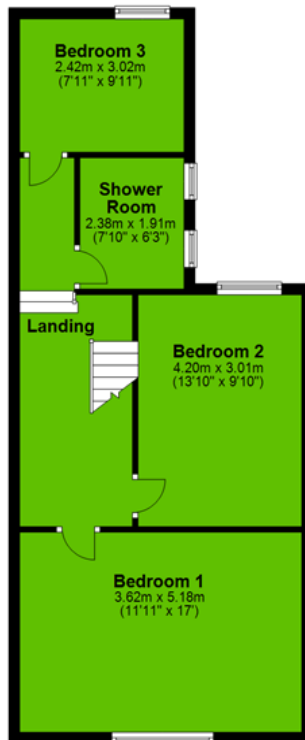
This information is given to assist and applicants are requested to verify as fact. *Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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