



St Edmunds Road, Torquay

£195,000



WILLIAMS HEDGE
estate agents



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74 ST EDMUNDS ROAD, TORQUAY, DEVON TQ1 3QE

Mature Mid Terraced House | Convenient and accessible location | Close to local amenities
Porch | Hall | Sitting Room | Dining Room | Kitchen | First Floor Landing | Three Bedrooms
Four Piece Bathroom/WC | Gas central heating | Double glazing | Viewing recommended.

A mature mid terraced property in a convenient and accessible location tucked away behind the shops at Plainmoor. The property offers deceptively spacious family accommodation arranged over two floors with the ground floor comprising an entrance porch, hallway, sitting room, dining room, kitchen to the rear. On the first floor three bedrooms and a four piece bathroom/WC. The property is further complimented throughout with UPVC double glazed windows and doors and gas central heating. At the rear of the property is an enclosed courtyard laid to concrete and offering an outside seating area enclosed by timber fence and block wall with gate leading onto a rear service lane.

The nearby shopping facilities at Plainmoor are a short walk away and comprise a range of day-to-day shops including supermarkets, bakery, hair salon/barbers to public houses. Also nearby are primary and secondary schools. Plainmoor is on a bus route linking the facilities of Torquay town and further afield.

The Accommodation Comprises

UPVC obscure glazed door to

ENTRANCE PORCH 4' 6" x 2' 11" (1.37m x 0.89m)

Textured ceiling with pendant light point, electric meter and fuse board, multi paned door to

HALLWAY 21' 0" x 5' 0" (6.4m x 1.52m)

Textured ceiling with pendant light point, radiator, stairs with handrail to first floor, under stairs storage cupboard with gas meter, doors to

SITTING ROOM 12' 7" x 11' 10" (3.84m x 3.61m)

Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point, telephone point, fireplace with inset living flame gas fire and timber surround.



DINING ROOM 12' 8" x 10' 0" (3.86m x 3.05m) Textured ceiling with pendant light points, UPVC double glazed window to rear aspect, radiator with thermostat control.



KITCHEN 10' 8" x 8' 4" (3.25m x 2.54m) Inset spotlights, dual aspect with UPVC double glazed windows to rear and side, obscure glazed door leading to the rear courtyard. Fitted kitchen comprising a range of cupboards and drawer units with rolled edge work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap over, inset five ring gas hob with extractor over, tiled surrounds, matching eye level cabinets, built-in double electric oven, space for upright fridge freezer, space and plumbing for washing machine, wall mounted combination boiler, radiator with thermostat control, tiled flooring.



FIRST FLOOR LANDING 15' 7" x 5' 8" max (4.75m x 1.73m) Pendant light point, smoke detector, hatch to roof space, doors to

BEDROOM ONE 12' 2" x 9' 10" (3.71m x 3m) Pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, TV connection point.



BEDROOM TWO 13' 2" x 9' 1" (4.01m x 2.77m) Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point.



OUTSIDE To the rear of the property is an enclosed courtyard laid to concrete and enclosed by timber fencing, block wall with gate leading onto a rear service lane.



BEDROOM THREE 9' 9" x 5' 8" (2.97m x 1.73m) Pendant light point, UPVC double glazed window to front aspect, radiator with thermostat control, TV connection point.



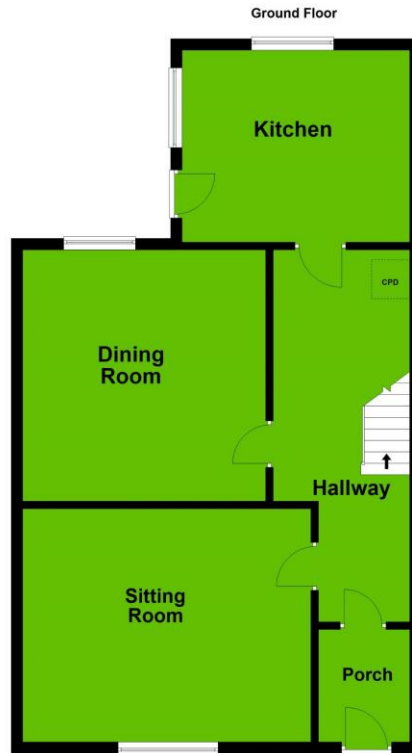
BATHROOM/WC 10' 10" x 7' 4" (3.3m x 2.24m) Inset spotlights, extractor fan, UPVC obscure glazed window. Comprising four piece suite comprising large shower cubicle with sliding door and electric shower, panelled bath with shower attachment over, pedestal wash hand basin, close coupled WC, radiator with thermostat control, tiled walls, strip light and shaver socket.

Age: 1900s' (unverified)	Postcode: TQ1 3QE
Current Council Tax Band: B EPC Rating: D	Stamp Duty:* £1,400 at asking price
Electric meter position: Porch	Gas meter position: Upstairs cupboard
Boiler positioned: Combi - kitchen	Water: Meter
Loft: Insulated	Rear Garden Facing: North West

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.



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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