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01803 897321



Gargan & Hart

Estate Agents



Innerbrook Road | Torquay | TQ2 6AG

Guide Price £200,000 - £210,000

Experienced Estate Agents working for you.

This charming end of terrace period home is being offered for sale with NO ONWARD chain and presents a fantastic opportunity for a first time buyer or investor. The well presented property is situated within the popular suburb of Chelston, Torquay and is conveniently located for access to public transport, nearby convenience stores, schools and parks. Cockington Country Park, Torquay town centre and seafront promenade are also all within easy reach.

The accommodation itself is arranged over two levels and comprises a welcoming reception hall, bay fronted lounge to the front, spacious dining room to the rear with useful built-in larder style cupboards to chimney recesses and additional understairs cupboard. The kitchen completes the ground floor and is fully equipped with a modern range of wall, base and drawer units, built-in electric oven with gas hob over, plumbing for automatic washing machine and space for fridge/freezer. A door leads out from the kitchen to the rear enclosed garden.

To the first floor there are two spacious double bedrooms, both with two double glazed windows, one overlooking the rear garden and communal park beyond and the other to the front. The bathroom sits in the middle and comprises a panelled bath with shower over, low level WC and wash basin set in vanity unit with storage under.

Outside to the front of the property there is a small courtyard with pathway to front door. The rear garden has been laid to loose stone and raised timber decking with low walling and fencing to boundaries. A gate provides access onto the service lane and communal green beyond, meaning a portion of the garden could easily be used for parking if required. Viewing of this beautiful character home comes highly recommended to appreciate the accommodation on offer!

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - B

Local Authority - Torbay Council

EPC - C

ROOMS AND DIMENSIONS

GROUND FLOOR ACCOMMODATION

RECEPTION HALL

LOUNGE

10' 02 Max" x 16' 07 To Bay" (3.1m x 5.05m)

DINING ROOM

10' 02" x 11' 07" (3.1m x 3.53m)

KITCHEN

6' 05" x 12' 09" (1.96m x 3.89m)

FIRST FLOOR ACCOMMODATION

FIRST FLOOR LANDING

BEDROOM 1

14' 03" x 9' 11 Max" (4.34m x 3.02m)

BATHROOM/WC

BEDROOM 2

11' 03" x 9' 01 Max" (3.43m x 2.77m)

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

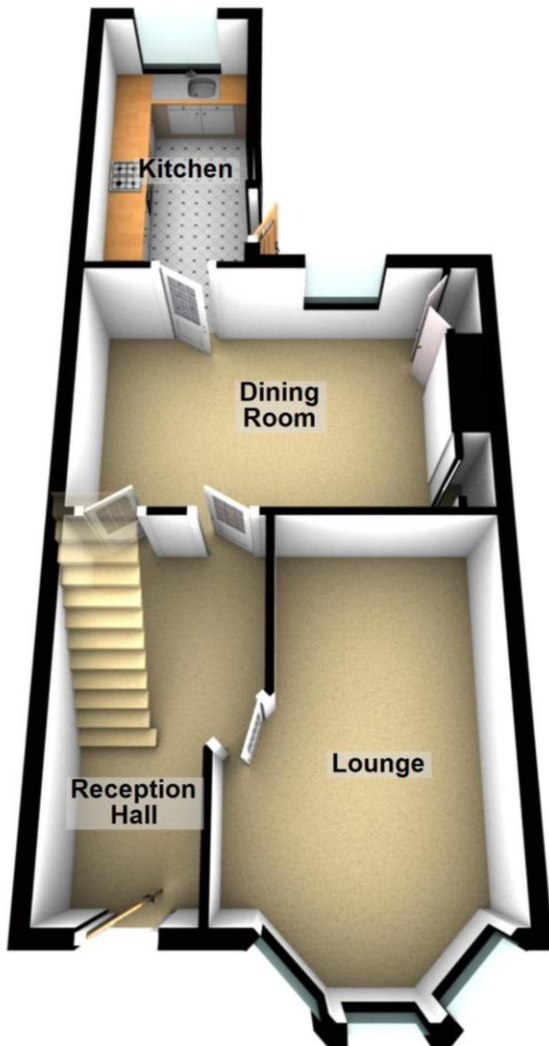
DIRECTIONS

From Newton Road at the traffic lights near Torre Station turn into Avenue Road. At the next set of traffic lights turn right into Old Mill Road and proceed under the bridge. Turn right into Mallock Road and then right again into Innerbrook Road, continuing to the left hand side where the property will be seen a short distance along to the right hand side.

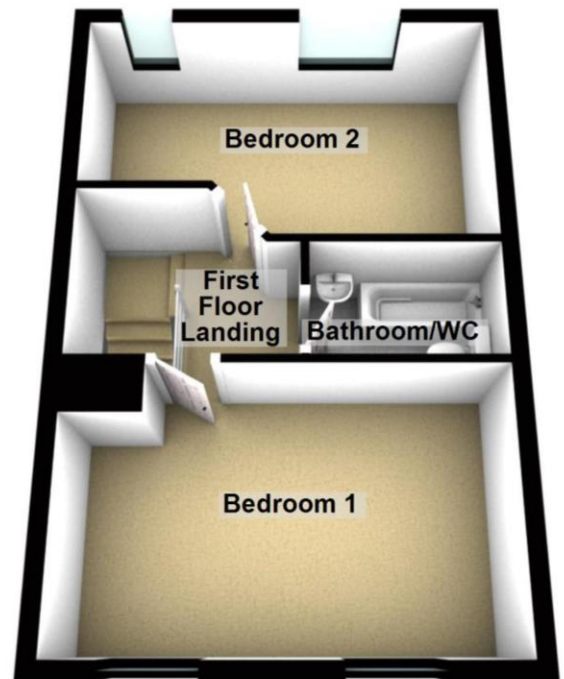


- Charming End of Terrace Home
- 2 Double Bedrooms
- Bay Fronted Lounge
- NO ONWARD CHAIN
- Separate Dining Room
- Modern Kitchen
- Attractive Rear Garden
- Off Road Parking Potential

Ground Floor



First Floor



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **Mr Mortgages**. Should you decide to use this service, we will receive a fee based on 30% of the fee that Mr Mortgages earns from the lender/insurance provider. Our average fee earned would typically be £230. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU