

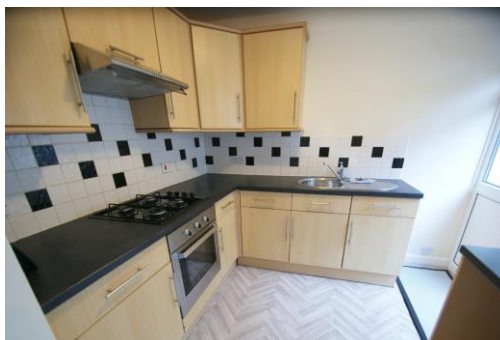


Beaumont Close, Chelston, Torquay

£195,000



WILLIAMS HEDGE
estate agents



Tel: 01803 554322

4 BEAUMONT CLOSE, CHELSTON, TORQUAY, DEVON TQ2 6BX

Mid Terraced House in Popular Chelston Area | Ideal First Time Buy or Investment | Hall | Lounge /Dining Room | Kitchen | Three Bedrooms | Bathroom/ W.C | Small Garden Front & Rear | Gas Central Heating | uPVC Double Glazing | No Chain | Viewing Recommended

A mid terraced house in the popular Chelston area. The property has gas central heating, uPVC double glazing and offers good sized accommodation comprising hall, lounge, dining room, kitchen, three bedrooms, bathroom/w.c. There are small gardens front and rear. The house is convenient for several local schools including the grammar schools, local shops, bus services and hospital. Offered for sale with no onward chain and is ideal for a first home or as an investment. Viewing is highly recommended.

The Accommodation Comprises

Covered entrance, uPVC double glazed door and side screen opening to

HALL 11' 01" x 5' 07" (3.38m x 1.7m) Central heating radiator

heating and hot water, range of wall cupboards. uPVC double glazed door with side screen opening to rear garden.



Stairs from hall to first floor

LANDING Linen cupboard

BEDROOM 1 11' 07" x 11' 07" maximum (3.53m x 3.53m) Central heating radiator, uPVC double glazed window.



LOUNGE/DINING ROOM 22' 04" x 11' 03" (6.81m x 3.43m) With uPVC double glazed windows to front and rear, two central heating radiators, TV aerial point.



KITCHEN 8' 06" x 7' 04" (2.59m x 2.24m) Fitted with range of units comprising of work surface with inset stainless steel sink unit cupboards and drawers under, further work surface with inset gas hob, cooker hood over, Fitted oven, further cupboards and drawers, further work surface with space and plumbing for washing machine under, wall mounted gas fired boiler for central



BEDROOM 3 7' 06" x 6' 08" (2.29m x 2.03m) Central heating radiator, uPVC double glazed window. Access to loft.



BATHROOM/W.C White suite comprising of panelled bath with shower attachment, curtain and rail, pedestal wash hand basin, close coupled w.c. Central heating radiator, uPVC double glazed window, part tiled walls.



OUTSIDE

FRONT The property is approached from the front where 18 steps lead up to the front door. The garden is mainly small grassed area and conifers.

REAR 20' 0" x 15' 0" (6.1m x 4.57m) The rear garden has a small concreted patio area and steps up to lawned area and store.

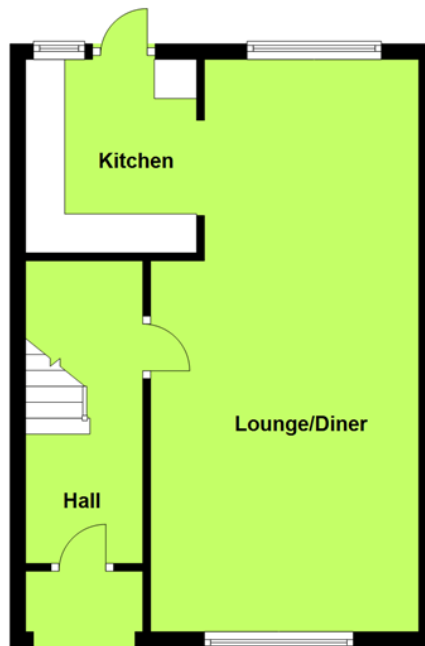


Age: 1960s' (unverified)	Postcode: TQ2 6BX
Current Council Tax Band: B	Stamp Duty: £1,400 at asking price
EPC Rating: C	
Electric meter position: Hall	Gas meter position:
Boiler positioned: kitchen - combination	Water: Unverified
Loft: Unverified	Rear Garden Facing: East

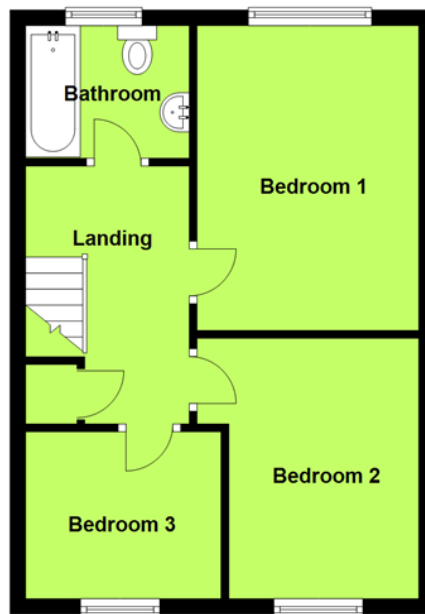
This information is given to assist and applicants are requested to verify as fact.

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.

W657 Printed by Ravensworth 01670 713330