



Chatto Road

Torquay

£235,000 Freehold

- RECEPTION HALL
- SITTING ROOM
- DINING ROOM
- KITCHEN
- 3 BEDROOMS
- BATHROOM
- GARDENS
- EPC - E

Set within an established residential area, this MATURE BAY FRONTED END TERRACE HOUSE is set in an elevated position and provides spacious family accommodation, typical of its era, and is complemented by a well-proportioned rear garden and patio. The principal room enjoys a bright southerly aspect and the dining room flows into the kitchen for convenience of everyday living. The house also benefits from both gas central heating and double glazing.

The property stands within close proximity to the amenities at both St Marychurch and Plainmoor where a comprehensive selection of shops, banking facilities, Churches and Lidl supermarket can be found. A host of local schools and medical practices are also within easy reach.

Chatto Road

Torquay, TQ1 4HS

OWNERS INSIGHT

"Having initially been purchased and used as my home this property holds lots of lovely memories for me and it is with a heavy heart that I am now considering selling. Having moved on several years ago the property has subsequently been a successful rental investment for me but I now feel that the time is right for me to sell and hand the property over to new owners, enabling them to create their own memories.

When living at the property I was surprised as to how convenient the location is. Not only is there a local shop within a short walk, with more comprehensive amenities found up the road in Plainmoor, there is also a regular bus service passing the door. With an abundance of unrestricted on road parking in the immediate area I have never found this to present itself as a problem either."

STEP INSIDE

A stepped approach leads to a shared access off which is a gated pathway leading through the front garden to an open arched ENTRANCE PORCH with tiled floor and outside light. A double glazed front door opens to the RECEPTION HALL with durable wood effect flooring and understairs storage cupboard. The SITTING ROOM is a bright room with bay window overlooking the front garden. DINING ROOM with durable wood effect flooring and French doors opening to the rear garden.

The KITCHEN is fitted with a range of modern cream fronted units and wood effect working surfaces with inset sink unit. Fitted electric oven with four ring hob and provision for washing machine. Durable wood effect flooring and windows to the side and rear.

From the Reception Hall stairs rise to the First Floor Landing window to the side and airing cupboard with wall mounted gas fired combination boiler. BEDROOM 1 with bay window to the front. BEDROOM 2 with window overlooking the rear garden. BEDROOM 3 with bay window to the front. BATHROOM with white suite of panelled bath with shower mixer taps, wash hand basin and WC. Part tiled walls, extractor fan, loft access hatch and obscure window.

STEP OUTSIDE

To the front is a small garden, mainly laid to lawn with gravelled bed to side. A crazy paved pathway with gated access leads to the rear garden with patio immediately adjoining the property with outside light, water tap and two brick built storage sheds. Steps rise to the main garden with a decked seating area and greenhouse. A crazy paved pathway continues through the garden to a sloping lawn planted with mature shrubs and trees.

ADDITIONAL INFORMATION

Gas Central Heating & Double Glazing
Council Tax Band - B (Torbay Council)





OUR AREA

Torquay is nestled on the warm South Devon coast being one of three towns along with Paignton and Brixham which form the natural east facing harbour of Torbay, sheltered from the English Channel. Torbay's wide selection of stunning beaches, picturesque coastline, mild climate and recreational facilities reinforce why it has rightfully earned the renowned nickname of the English Riviera.

TORQUAY IS WELL CONNECTED

By Train: Torquay Train Station has some direct lines to London Paddington and Birmingham and is just one stop from the main line Newton Abbot.

By Air: Exeter Airport provides both UK and international flights.

By Sea: Torquay Marina provides a safe haven for boats in all weathers, sheltered from the prevailing south-westerly winds.

Regional Cities of Exeter & Plymouth approximately 22 miles and 32 miles respectively. Magnificent Dartmoor National park approximately 12 miles.

DIRECTIONS

SAT NAV: TQ1 4HS. From our office in St Marychurch, head down Manor Road. At the traffic lights turn right onto Westhill Road and continue past Homelands Primary School, turning left into Chatto Road immediately after the pedestrian crossing. The property will be found on the right hand side, almost opposite Shirburn Road.

The Old Town Hall
Manor Road
St Marychurch,
Torquay TQ1 3JS

SALES

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GROUND FLOOR
APPROX. FLOOR
AREA 405 SQ.FT.
(37.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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