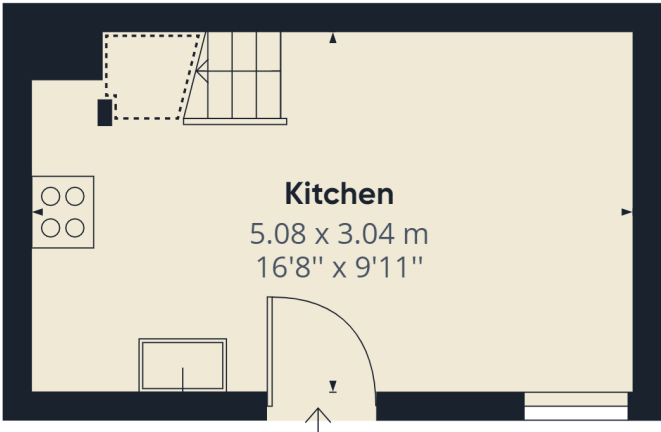




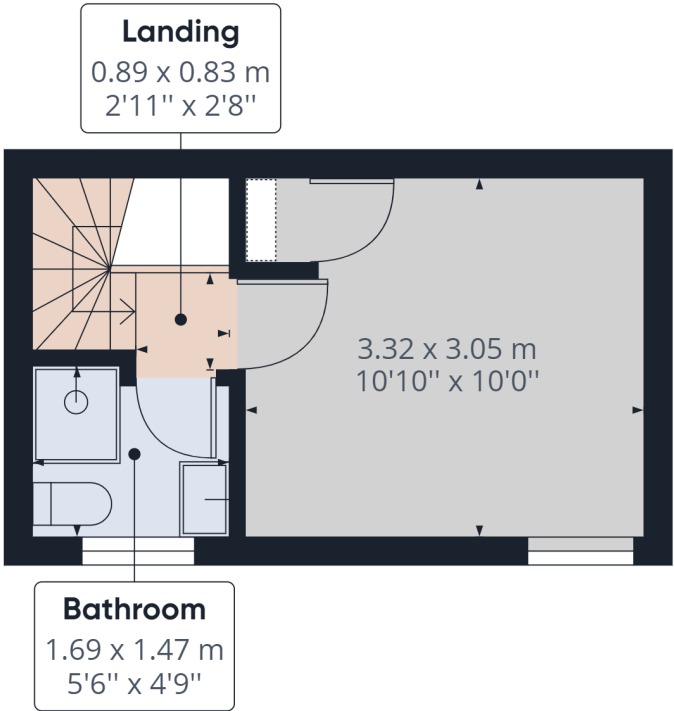
Ridgewater
Local • Independent • Experts

**1 Bedroom Terraced House for Sale in Avenue Road,
Torquay**
£135,000

FLOOR PLAN



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

310.59 ft²
28.85 m²

Reduced headroom

12.01 ft²
1.12 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

DESCRIPTION

A very well presented terraced house set back from the road and within a relatively level walking distance from the sea front, Torre Abbey and the open spaces of Torre Abbey Meadows and Abbey Park. The Town Centre, Harbour and Marina are all within easy reach and there are local shopping areas located in Old Mill Road, Walnut Road and at Torre. There are bus services operating nearby to other areas as are the train stations at Torre and Torquay.

The house offers well presented accommodation with gas fired central heating and double glazing. There is a modern kitchen area and shower room. To the front of the house is a brick paved forecourt with parking space and room for potted plants and a small table and chairs.

By virtue of it's size and location the property would make an ideal first/retirement home or possible use as a weekend home. We understand there is a restrictive covenant preventing business use/holiday letting.

Accommodation:

Canopy Entrance Porch: Obscure double glazed door opening to the

Living Room and Kitchen: 16'8" x 9'11" (5.08m x 3.04m) An open-plan room with the lounge area having a double glazed window with a blind to the front. Wood effect flooring. Radiator. A well fitted kitchen area with modern units comprising floor base cupboards and drawers with roll edge work tops and a stainless steel sink unit with a mixer tap. Matching wall cupboards. Tiled surrounds. Zanussi electric

cooker with a stainless steel cooker hood over. Indesit washer/dryer. Under worktop refrigerator. Overhead and worktop lighting. Wood effect flooring. Glow-worm Flexicom 24CX gas fired condensing combination boiler.

Stairs with a balustrade and hand rail lead to the **First Floor**.

Landing with a balustrade surround.

Double Bedroom: 10'10" x 10'0" (3.32m x 3.05m) Built-in wardrobe with a hanging rail and shelf. Double glazed window with a blind to the front. Double radiator.

Shower Room/WC: Fitted with a modern white suite comprising a pedestal wash basin with a tiled splash back, striplight and mirror over. Close couple WC. Glazed corner shower cubicle with tiled surrounds and a chrome mixer shower. Extractor fan. Mirror fronted cabinet. Tiled floor. Radiator. Obscure double glazed window with a blind to the front.

Outside: Brick paved forecourt offering **Parking Space** with room for potted and container plants, with a small garden store.

Council Tax: Band B

Energy Performance Rating: Band C

PHOTOS



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