



**Ridgewater**

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**4 Bedroom Semi-Detached House for Sale in Padacre  
Road, Torquay**

Offers in Excess £300,000

# FLOOR PLAN



# DESCRIPTION

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A deceptively large four double bedroom semi-detached property with separate detached garage located in the popular residential area of Watcombe Park on the outskirts of Torquay. Nearby you will find local shops, schools, woodland and coastal walks all close by, as well as good transport links to surrounding areas. The property is being offered chain free and viewing is highly recommended to really appreciate what this home provides.

Built in 1961, this property has been a family home to the current vendor since 1969 and is now available, chain free. The house offers a fantastic opportunity with its versatile living accommodation and potential to re-configure to make a fantastic family home. In brief the property comprises on the ground floor of large entrance hallway, living room, sun room, dining room, kitchen/breakfast room, double bedroom with walk-in shower and separate cloakroom. To the first floor you will find three further double bedrooms and a family bathroom. Externally there are gardens to the front, a long drive at the side of the property which leads to a detached garage. There is a large South West facing garden to the rear.

**Entrance Hallway** (15' 5" x 6' 1" (3.05 x 2.35 m)) Large bright and airy area with obscured double glazed units and front door. Vaulted ceiling with an open tread staircase leading to first floor. Wall mounted radiator.

**Living Room** (9' 9" x 13' 11" (2.99 x 4.26 m)) Looking out over the rear garden and leading to the sun room. Decorative fireplace. Coving. Wall mounted radiator.

**Sun Room** (5' 7" x 14' 5" (1.7 x 4.41 m)) A relaxing Sun Room with UPVC double glazed windows overlooking the rear garden. Solid wood flooring.

**Dining Room** (6' 6" x 10' 6" (2.00 x 3.22 m)) Accessed from either an archway from the lounge or from a door in the entrance hallway, the dining room looks out over the front garden. Wall mounted radiator.

**Kitchen/Breakfast Room** (K 5' 11" x 9' 7" (1.55 x 2.95 m)) (BR 9' 10" x 18' 8" (3.00m x 3.07 m)) Good sized modern fitted kitchen with wall and base units. Granite worktops and solid wood flooring. Single sink with drainer. Space for cooker. Plumbing and space for washing machine. A large cupboard houses the gas central heating

boiler. Two further large larder cupboards offer additional storage. Double glazed windows looking out to the rear gardens and to the side elevation. Wall mounted radiator. UPVC double glazed door leads to the side of the property.

**Bedroom 4** (9' 11" x 7' 8" (3.05 x 2.35m)) Front facing double glazed window. Walk-in shower cubicle. Wall mounted radiator.

**Cloak Room** (4' 3" x 7' 8" (3.05 x 2.35 m)) Fully tiled with a modern suite of low level flush WC and vanity unit with storage.

## FIRST FLOOR

**Landing** (4' 4" x 6' 0" (1.32 x 1.85 m)) Light space with access to bedrooms, bathroom and loft hatch.

**Family Bathroom** (8' 6" x 7' 8" (2.61 x 2.34 m)) Low level WC. Wash hand basin. White panelled bath. Wall mounted radiator. Side facing double glazed window.

**Bedroom 1** (9' 9" x 11' 8" (2.99 x 3.57 m)) Large built in wardrobes with sliding doors. Radiator fitted to wall.

**Bedroom 2** (9' 11" x 10' 10" (3.04 x 3.30 m)) Double bedroom overlooking the rear garden. Built in wardrobe. Radiator fitted to wall.

**Bedroom 3** (8' 8" x 8' 2" (2.64 x 2.5 m)) Double bedroom overlooking the front garden. Radiator fitted to wall.

**Garage** (20' 7" x 10' 0" (6.27 x 3.05 m)) Detached garage with double doors, with light, power and water supply.

**Front Garden** Tiered garden with access to front door.

**Rear Garden** Large South West facing rear garden mainly laid to lawn with mature shrubs.

**Council Tax Band** - D

**EPC Rating** - D

We are pleased to be marketing this property in association with Haarer & Motts in  
Torquay

# PHOTOS

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