



Rosehill Road, Torquay, TQ1 1RJ

Guide Price: £415,000 Tenure: Freehold



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A semi detached 3 bed period home with flexible accommodation and superb views

- Popular residential location
- Period property with original features
- Superb views
- Kitchen/diner
- Two sitting rooms
- Two bathrooms
- Three bedrooms
- Utility room and home office/4th bedroom
- Front and rear gardens
- EPC - D / Council tax band - D



A charming, semi detached, 3 bed period home with flexible accommodation and views over the surrounding area and towards Dartmoor

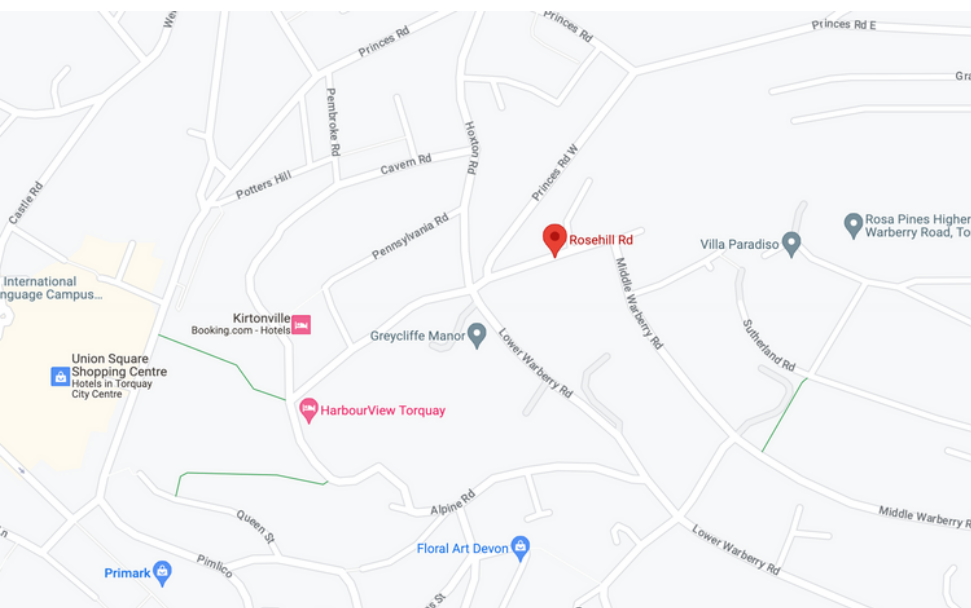
This charming, semi detached, 3 bed period home is located in a popular residential position and has accommodation briefly comprising of an entrance hallway with storage, ground floor shower room, kitchen/diner with large picture window and a living room with large picture window. On the first floor there are 3 bedrooms, the two to the rear of the property having far reaching views, and a family bathroom/WC. On the lower ground floor there is a characterful second sitting room/snug with a wood burning stove, an office which could be used as a 4th bedroom, a store room and utility room with a door giving access to the rear garden.



Outside, to the front of the property a pathway leads to a small seating area and to the rear of the house the garden is divided into an area for growing vegetables in raised beds and a relaxation area. Unrestricted on-road parking is available to the front of the property.

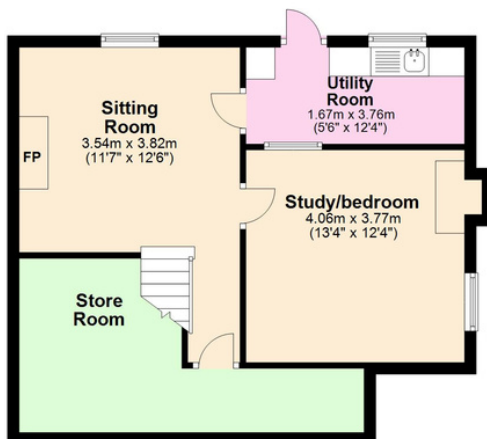


Situated in a popular residential area on a quiet no-through road on the edge of the Warberries Conservation Area. A nearby public footpath gives access to Warberry Copse and Wellswood Village is only a short distance away with its array of boutiques, shops, restaurants and cafes.

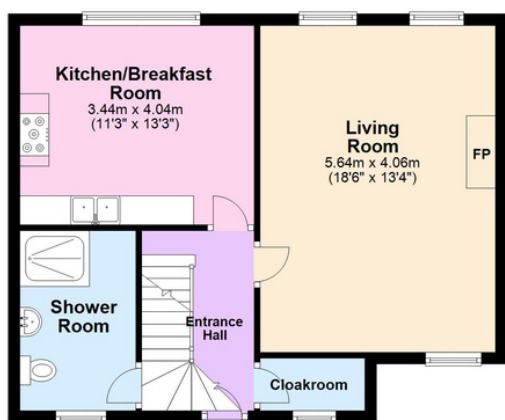


What3Words uPn:
<https://w3w.co/grace.train.plots>

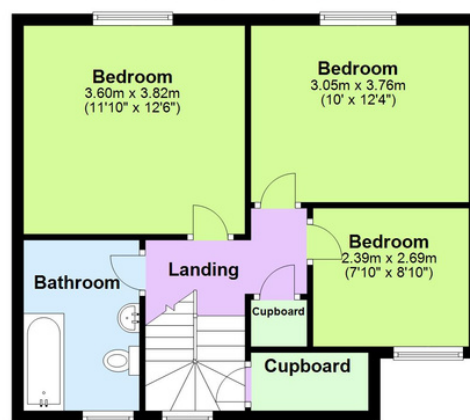
Lower Ground Floor
Approx. 50.4 sq. metres (542.6 sq. feet)



Ground Floor
Approx. 52.2 sq. metres (562.2 sq. feet)



First Floor
Approx. 49.1 sq. metres (528.8 sq. feet)



Total area: approx. 151.8 sq. metres (1633.7 sq. feet)

Approx.
Plan produced using PlanUp.

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We refer potential purchasers to Wollens & Busbys Law for conveyancing, Greenlight Mortgages for mortgages, McCluskey Surveyors for surveying, Team Removals for removals & Saltwater Escapes for holiday letting management. It is your decision if you choose to deal with any of these companies, however should you choose to use them we would receive a referral fee from them for recommending you to them as follows: Wollens & Busbys Law £150, Greenlight Mortgages £300, McCluskey Surveyors £50, Team Removals £50 & Saltwater Escapes £100. We have carefully selected these associates for the quality of their work and customer service levels, the referral fees they give us is part of their marketing budget and does not affect the amount you pay.

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