



**Ridgewater**  
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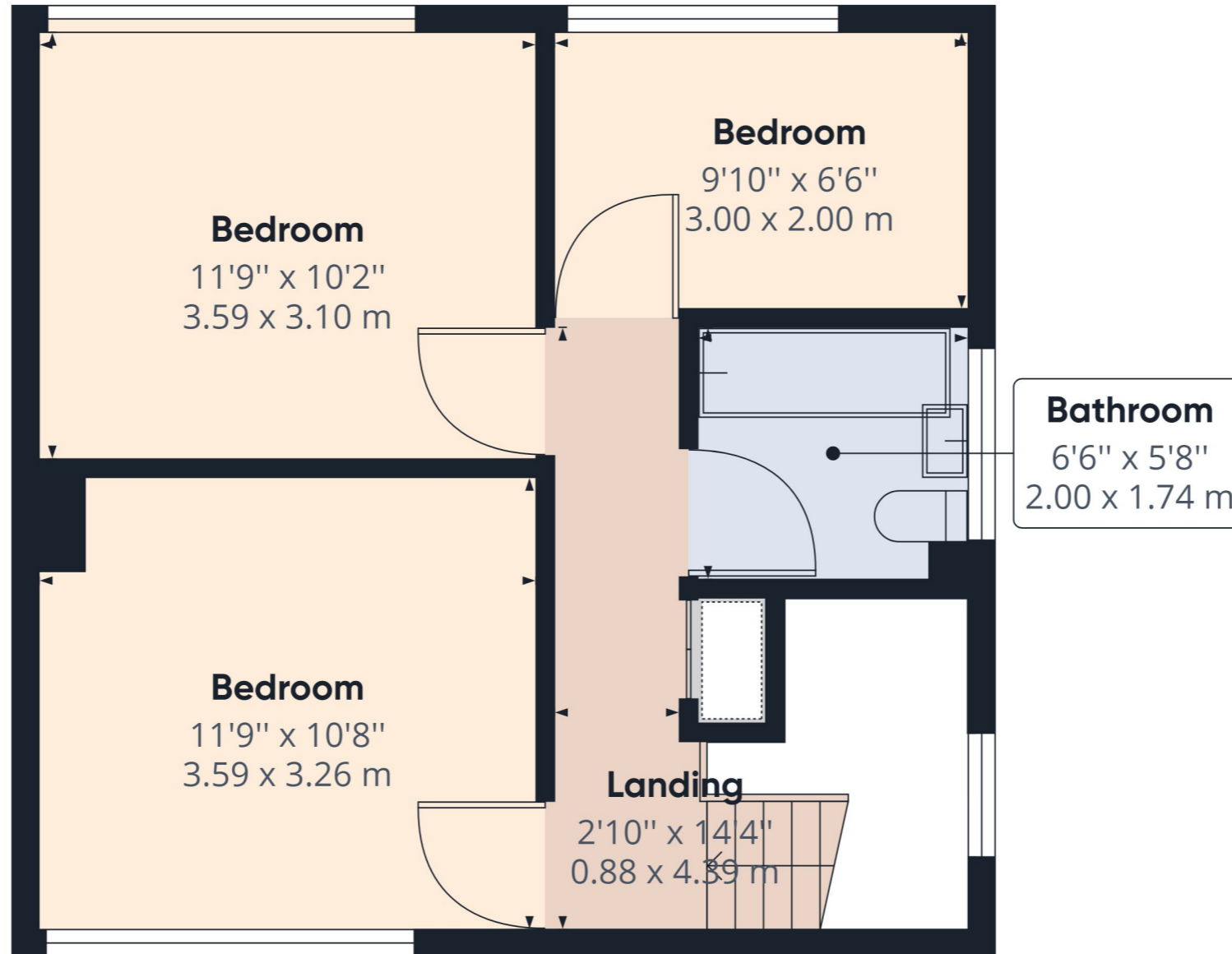
**3 Bedroom Semi-Detached House for Sale in St. Margarets  
Close, St Marychurch. Torquay**

£380,000

# FLOOR PLAN



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Approximate total area<sup>(1)</sup>  
399.28 ft<sup>2</sup>  
37.09 m<sup>2</sup>

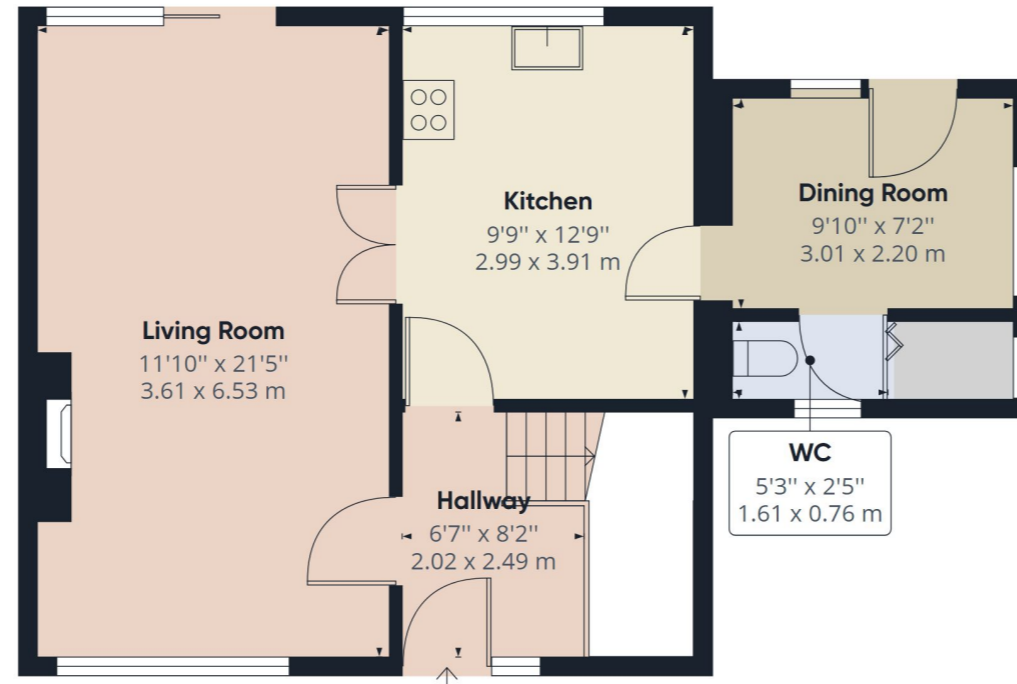
(1) Excluding balconies and terraces

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

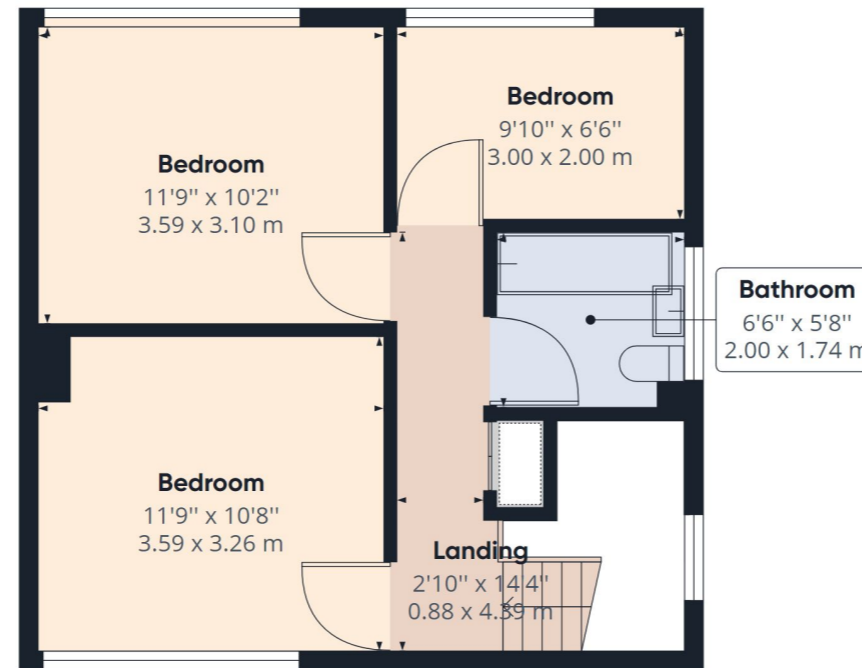
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Floor 1

# FLOOR PLAN



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

959.31 ft<sup>2</sup>  
89.12 m<sup>2</sup>

(1) Excluding balconies and terraces

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# DESCRIPTION

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Charming Semi Detached House with Garden in Sought-After St Marychurch, Torquay

Nestled in the highly sought-after residential area of St Marychurch in Torquay, this delightful three-bedroom semi detached house presents an incredible opportunity to create your dream home. Located just a short stroll away from St Marychurch precinct, this property offers convenience and a tranquil lifestyle. This house provides you with the perfect canvas to personalise and make it your own. This home is ready for you to move in and start creating beautiful memories.

Entrance: Step into the welcoming space through a white uPVC double glazed door into

**Hallway: 8'2" x 6'7" (2.49m x 2.02m)** The hallway features stairs rising to the first floor, under stair storage, and a double radiator.

**Lounge / Diner: 21'5" x 11'10" (6.53m x 3.61m)** Spacious and inviting, the lounge boasts a gas fireplace with surround and mantle, perfect for cozy evenings. It also has a TV point, telephone point, and uPVC double glazed sliding patio doors leading to the garden

**Separate Dining Room: 9'10" x 7'2" (3.01m x 2.20m)** Enjoy the serene views of the garden, it offers ample space for relaxation and entertainment, with patio doors opening to the rear garden, there's also a door leading to the utility room.

**Kitchen: 12'9" x 9'9" (3.91m x 2.99m)** The fitted kitchen is equipped with eye and base level cupboards and drawers, a space for a cooker, plumbing for a dishwasher and space for an under counter fridge and freezer. The stainless steel sink drainer complements the roll-edge work surfaces with tiled splashbacks. A uPVC double glazed window to the rear aspect provides natural light

**Utility Room / Cloakroom: 9'10" x 2'5" (3.01m x 0.76m)** Conveniently located on the ground floor, the cloakroom offers a low-level W.C and a corner hand basin, the utility room has provisions for washing machine and tumble dryer, along with additional storage space. It also features a uPVC double glazed window to the side aspect

First Floor Landing: Reach the first floor via the staircase to find an airing cupboard, loft access, and a uPVC double glazed window to the side aspect.

**Bedroom One: 11'9" x 10'8" (3.59m x 3.26m)** This delightful bedroom offers uPVC double glazed windows to the front aspect, enhancing natural light and ventilation. It features a radiator for your comfort.

**Bedroom Two: 11'9" x 10'2" (3.59m x 3.10m)** Comfort awaits in this bedroom with a uPVC double glazed window to the rear aspect. Stay cozy with the radiator provided.

**Bedroom Three: 9'10" x 6'6" (3.00m x 2.00m)** Perfect as a guest room, home office, or a cozy retreat, this bedroom has a uPVC double glazed window to the rear aspect and a radiator.

**Bathroom: 6'6" x 5'8" (2.00m x 1.74m)** The well-appointed bathroom features a bath with an electric shower over, a sink and a low-level W.C. It also includes a radiator and an obscure uPVC double glazed window to the side aspect.

**Outside:**

The property boasts a private front garden with a raised gravelled area and a path leading to the front door. Side access leads to the rear garden, which offers a hard-standing area with a large patio and lawn. It's the perfect space for outdoor activities and relaxation.

Council Tax Band: C £1,895.78 2023/24

EPC Rating: E

The house is Freehold. St Margarets Close is owned by Lorna's Corner (Torquay) Management Company in which each house has one director i.e. The close is self managed. The annual maintenance contribution is to be confirmed, towards street lighting, insurance, upkeep and maintenance of the pavement and road.

Don't miss this wonderful opportunity to own a charming home in the sought-after St Marychurch neighbourhood. Contact us today to arrange a viewing and make this property your new haven. Presented chain-free, this residence is ready for you to move in and start the next chapter of your life!

# PHOTOS





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