



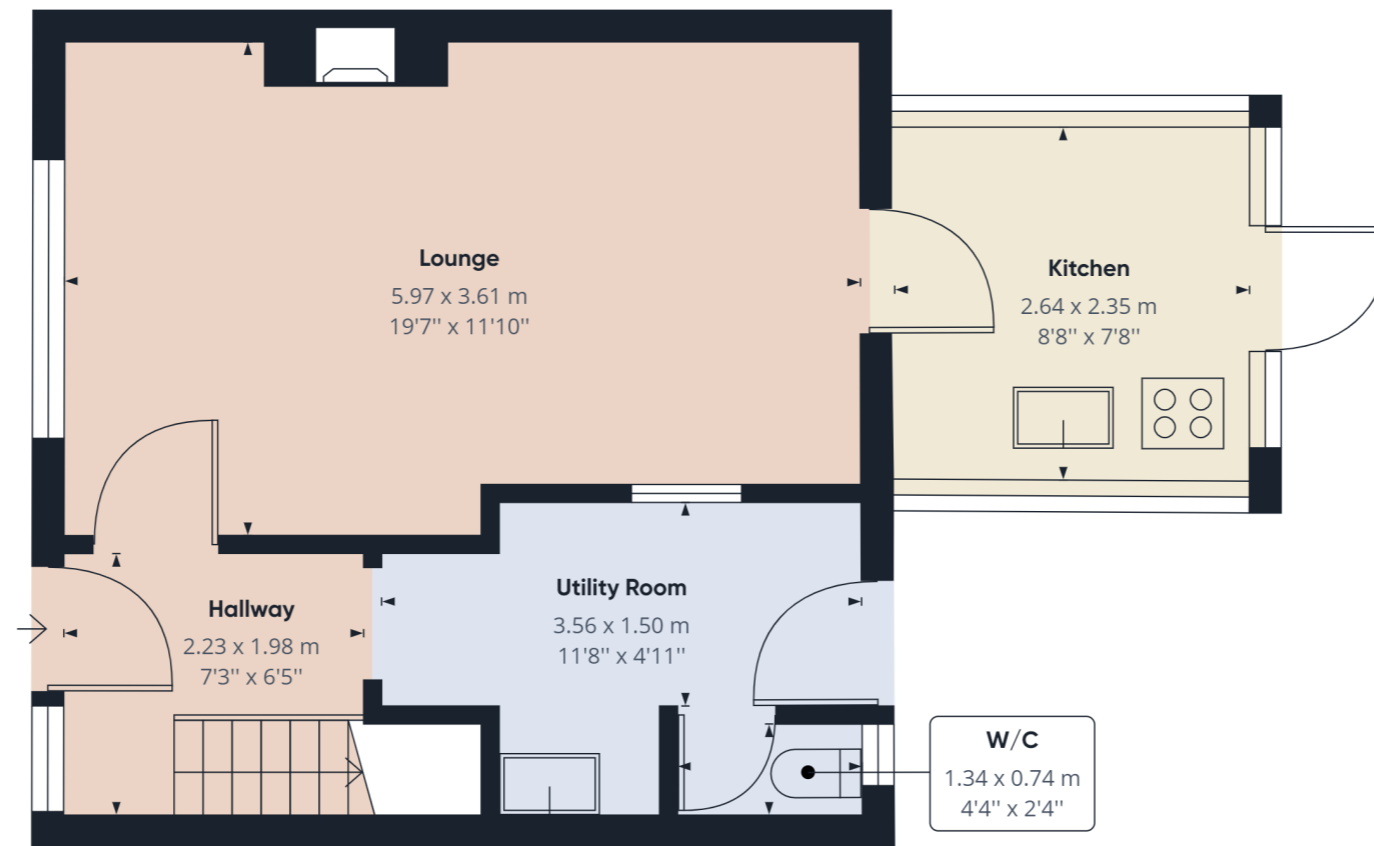
Ridgewater

Local • Independent • Experts

**3 Bedroom Terraced House for Sale in Oxenham Green,
Torquay**

£230,000

FLOOR PLAN



Ground Floor

Approximate total area⁽¹⁾

438.00 ft²
40.69 m²

Reduced headroom

10.64 ft²
0.99 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

FLOOR PLAN



Approximate total area⁽¹⁾
403.86 ft²
37.52 m²

(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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DESCRIPTION

Charming Three-Bedroom Family Home in Popular Chelston Area

Ridgewater is delighted to present this lovely three-bedroom mid-terraced family home, ideally located in the sought-after Chelston area. Boasting a convenient setting within walking distance to public transport, local shops, and both primary and secondary schools, this property offers the perfect combination of comfort and convenience.

Property Details:

The accommodation features a spacious open plan Lounge/Dining Room, a well-equipped Kitchen, and an added advantage of a Utility room and W.C. on the ground floor. Upstairs, you'll find 2 double bedrooms, 1 single bedroom, a family shower room, and a separate W.C.

Key Features:

Entrance Hall: Welcoming and bright, with a double glazed front door and window to the front, plus a useful understairs storage area and a radiator.

Lounge/Dining Room 19'7" x 11'10" (5.97m x 3.61m): A generously-sized through room with a double glazed window to the front, boasting a charming painted fire surround and marble style back panel, complete with an electric log burner style fire. This space offers ample room for relaxing and dining and includes two radiators.

Kitchen 8'8" x 7'8" (2.64m x 2.35m): The kitchen is equipped with double glazed windows on three sides, providing abundant natural light, along with double glazed roof panels. Fitted with floor-based cupboard units under worktop surfaces, a stainless steel sink unit with mixer tap, and space for freestanding appliances like a cooker and fridge/freezer. It also offers convenient access to the rear garden through a double glazed door.

Utility Room 11'8" x 4'11" (3.56m x 1.50m): This functional space is fitted with wall and floor units under worktop surfaces, along with plumbing and space for a washing machine. It houses the wall-mounted boiler that supplies central heating and hot water and grants access to the rear garden.

Cloakroom: Comprising a low-level W.C., with a double glazed window to the rear and part-tiled walls.

Bedrooms: Upstairs, the property offers two spacious double bedrooms, both featuring two double glazed windows to the front, providing ample natural light, and each with its own radiator. Additionally, there is a cozy single bedroom with a double glazed window overlooking the rear garden and a built-in storage cupboard.

Bedroom 1 12'2" x 10'8" (3.73m x 3.26m)

Bedroom 2 13'10" x 8'8" (4.22m x 2.66m)

Bedroom 3 9'10" x 7'10" (3.02m x 2.39m)

Shower Room: The family shower room includes a corner shower cubicle with an electric shower unit, a washbasin in a vanity unit with cupboard under, and a frosted double glazed window.

Separate W.C.: Adjacent to the shower room, the separate W.C. features a low-level W.C. and a frosted double glazed window.

Outside:

The property boasts enclosed lawned gardens to both the front and rear, making it an ideal play area for pets and children. The front garden is complemented by a concrete patio area leading to the front door, covered by a storm porch.

To the rear, a covered area outside the utility room provides secure storage in an outhouse, with two steps leading up to a lawned garden. A stepping stone pathway leads to a charming paved semi-circle, perfect for a garden bench, all enclosed by walls and fencing.

Additional Information:

Energy Performance Certificate: E

Council Tax Band: B

This delightful family home offers comfortable living spaces, a welcoming neighbourhood, and convenient access to local amenities, making it a perfect choice for families. Contact Ridgewater today to arrange a viewing and secure your chance to call this wonderful property "home."

PHOTOS





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