

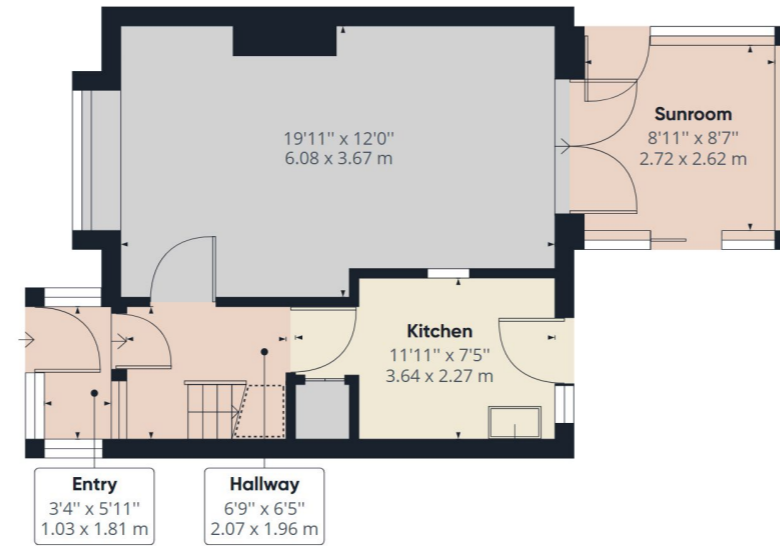


**Ridgewater**  
Local • Independent • Experts

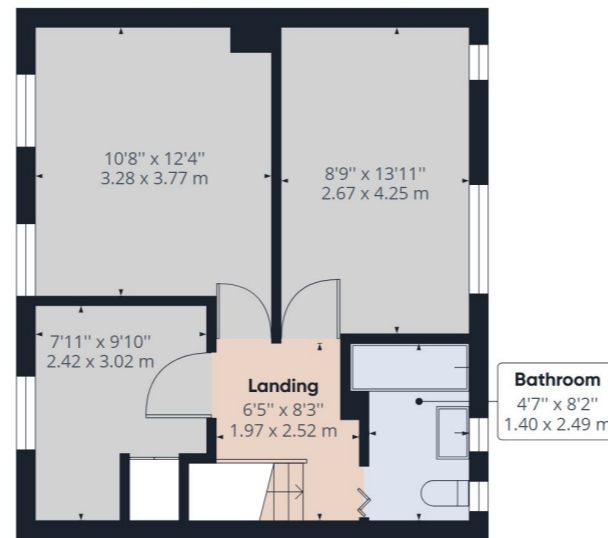
**3 Bedroom Terraced House for Sale in Grenville Avenue,  
Torquay**  
£225,000



# FLOOR PLAN



Ground Floor



Floor 1

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

898.16 ft<sup>2</sup>  
83.44 m<sup>2</sup>

**Reduced headroom**

9.61 ft<sup>2</sup>  
0.89 m<sup>2</sup>

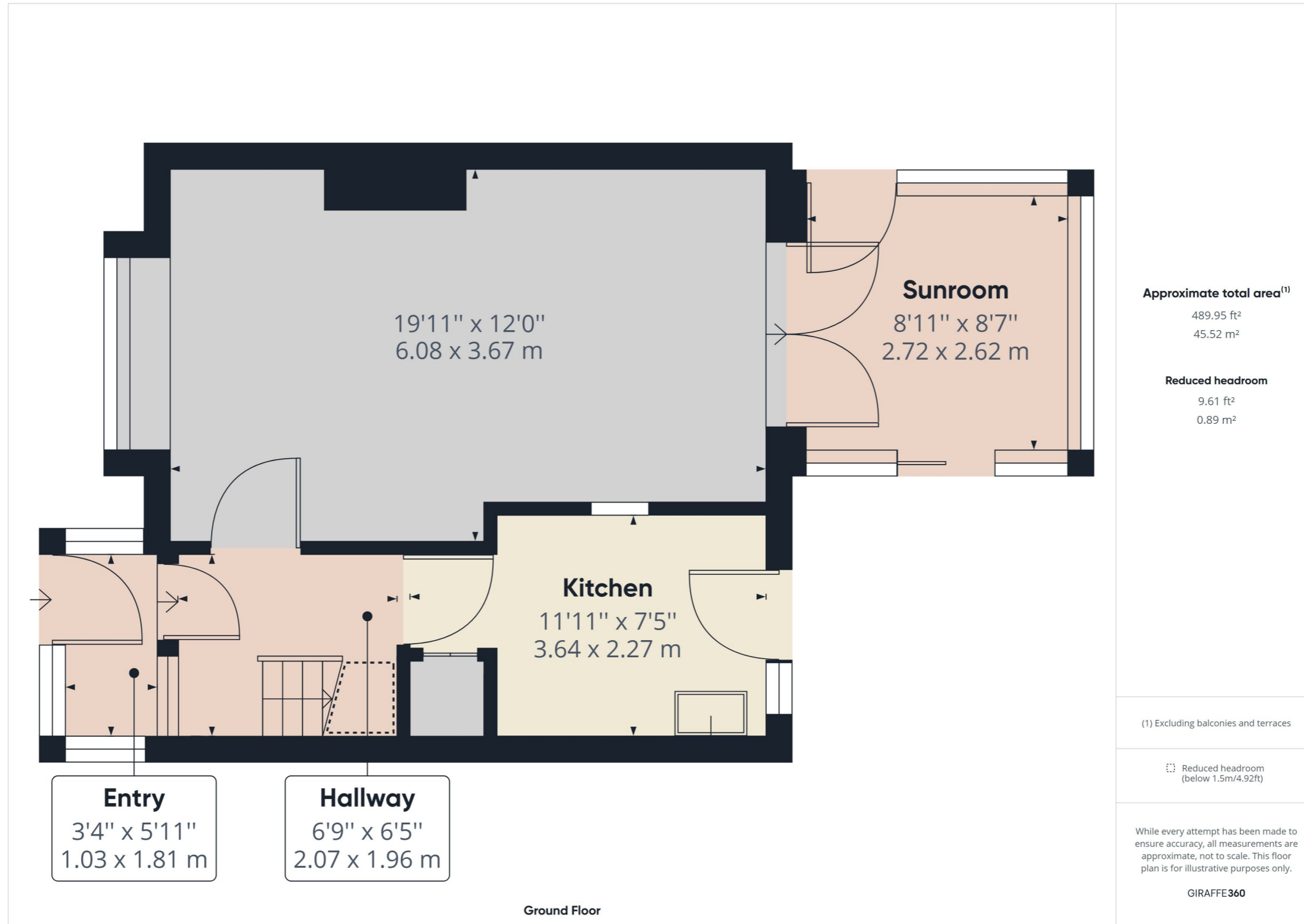
(1) Excluding balconies and terraces

☐ 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



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# DESCRIPTION

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\*Offered for sale Chain Free\* Ideal 1st Time Buyer property, this three bedroom terraced house situated in a popular residential area. The property benefits from double glazing and gas central heating. There is a nice sized lounge/dining room and a large double glazed conservatory has been added to the rear which can be used as a dining/sitting area, There are level gardens to the front and rear and parking is available to the rear with gates opening to a concrete hardstanding area. The property has been professionally decorated and has had new carpets fitted and is ready to move into.

The district of Chelston offers facilities including small parades of local shops at Old Mill Road, Walnut Road, Sherwell Valley, Hawkins Avenue and Queensway. The Boys' and Girls' Grammar Schools are closeby and there are primary schools situated on Queensway, Hawkins Avenue and Old Mill Road. Torbay Hospital is within easy reach and bus services operate from Chelston to the town centre.

Part obscure double glazed PVC front door opening to the

**Entrance Porch** with PVC panelling and obscure double glazed windows. Tiled effect flooring. Half double glazed door and a window opening to the

**Hall.** Radiator. Understairs storage recess. Wood effect flooring. Ceiling spot lights. Telephone point.

**Lounge/Dining Room.** 19'11" x 12'0" (6.08m x 3.67m). Wide PVC double glazed window overlooking the front garden. Chimney breast with a wooden fireplace surround and a pebble effect electric fire. Telephone and television aerial points. Picture rail. Serving hatch to the kitchen. Two triple ceiling spotlights. Radiator. Wide opening with PVC double glazed doors open to the

**Large Conservatory Extension.** 8'11" x 8'7" (2.72m x 2.62m). Vaulted roof and large PVC double glazed windows overlooking the rear gardens. Obscure double glazed door to the side and a sliding patio door opening to the rear garden. Electric light and points. Tiled effect flooring.

**Kitchen.** 11'11" x 7'5" (3.64m x 2.27m). Fitted with modern units in a wood grain effect finish comprising floor base cupboards and drawers with roll edge worktop areas and a stainless steel sink unit with a mixer tap. Matching wall cupboards. Tiled surrounds. Space for a cooker with a stainless steel cooker hood over, space for a washing machine, tumble drier and fridge/freezer. Ideal Logic gas fired combination boiler. Ceiling spotlights. Shelved storage cupboard housing the gas and electricity meters. Part glazed door to the hall. PVC obscure double glazed window and door to the rear garden.

Stairs from the hall lead to the **First Floor.**

**Wide Landing.** Radiator. Recessed ceiling lights. Loft access hatch with a folding wooden ladder to the insulated and part boarded loft space with a fluorescent light.

**Bedroom 1.** 13'11" x 8'9" (4.25m x 2.67m). Two PVC double glazed windows with views to the front over the surrounding area. Radiator. Wood effect flooring.

**Bedroom 2.** 12'4" x 10'8" (3.77m x 3.28m). Two PVC double glazed windows overlooking the rear gardens and the surrounding area with views towards St Marychurch and Barton. Ceiling light/fan. Radiator. Wooden effect flooring.

**Bedroom 3.** 9'10" x 7'11" (3.02m x 2.42m). PVC double glazed window to the front with views over the surrounding area. Built in storage cupboard/wardrobe. Radiator. Wood effect flooring.

**Bathroom/WC.** 8'2" x 4'7" (2.49m x 1.40m). Two obscure PVC double glazed windows. White suite comprising a low level WC with a concealed cistern. Large vanity wash basin with cupboards and drawers under. Panelled bath with a glazed shower screen and a chrome mixer shower. Ladder style radiator. Part tiled and part panelled walls. Recessed ceiling lights. Folding door.

**Outside.**

Mainly gravelled **Front Garden** with trees and shrubs and a fenced boundary. Pathway to the front door and side passage.

The level **Rear Garden** is enclosed by walls and fencing and is arranged with gravelled areas. There is a useful **Workshop/Utility room** and a timber garden

shed.

Concrete **Hard Standing** with double gates opening to the rear residents' parking area.

Energy Performance Rating Band D. Council Tax Band B (£1,658.80 2023/24).

Consumer Protection from Unfair Trading Regulations 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to

obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Please inform us of any particular requirements that are important to you prior to viewing.



# PHOTOS

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