



Ridgewater
Sales & Lettings



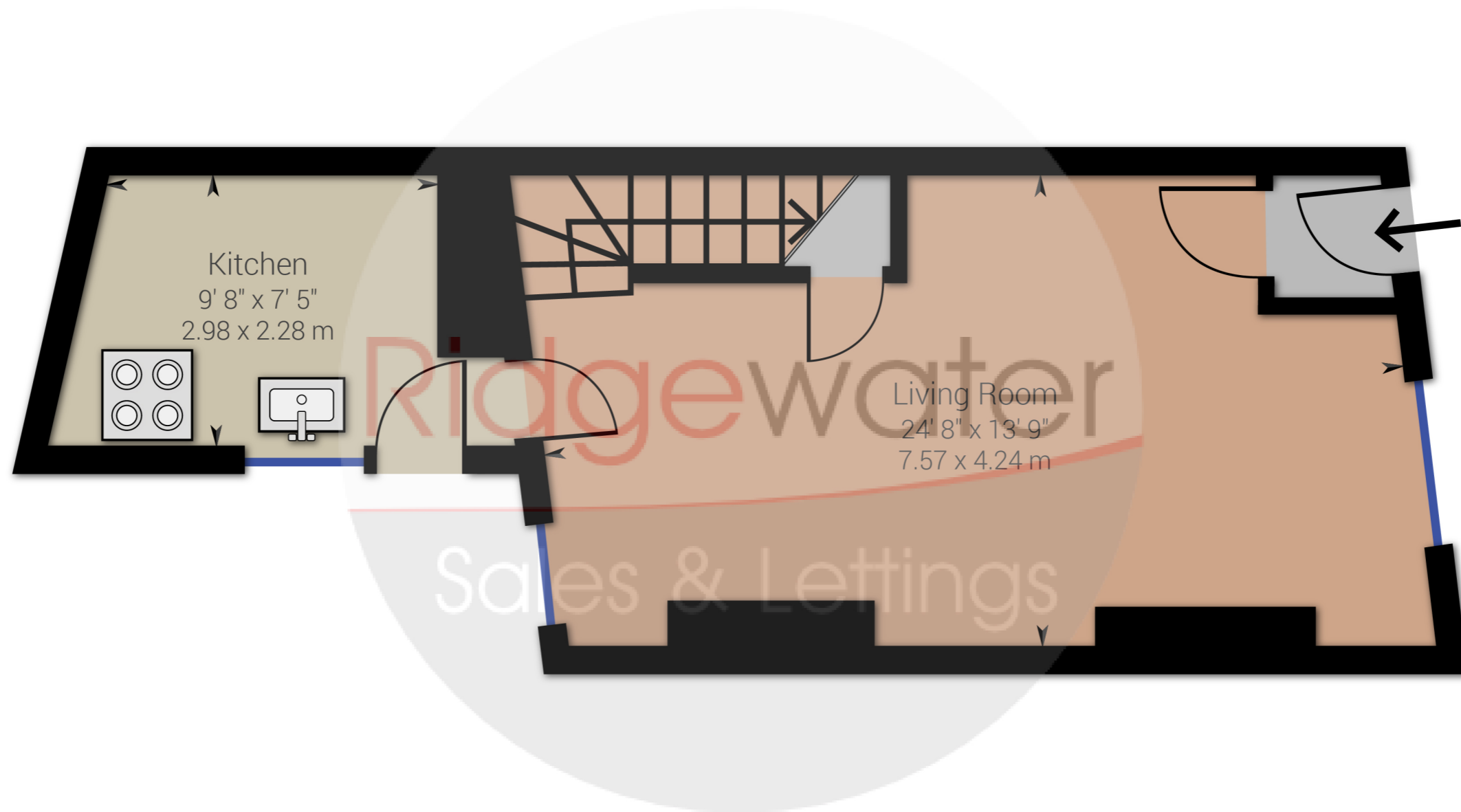
Ridgewater

Local • Independent • Experts

**2 Bedroom Terraced House for Sale in Ellacombe Road,
Torquay**

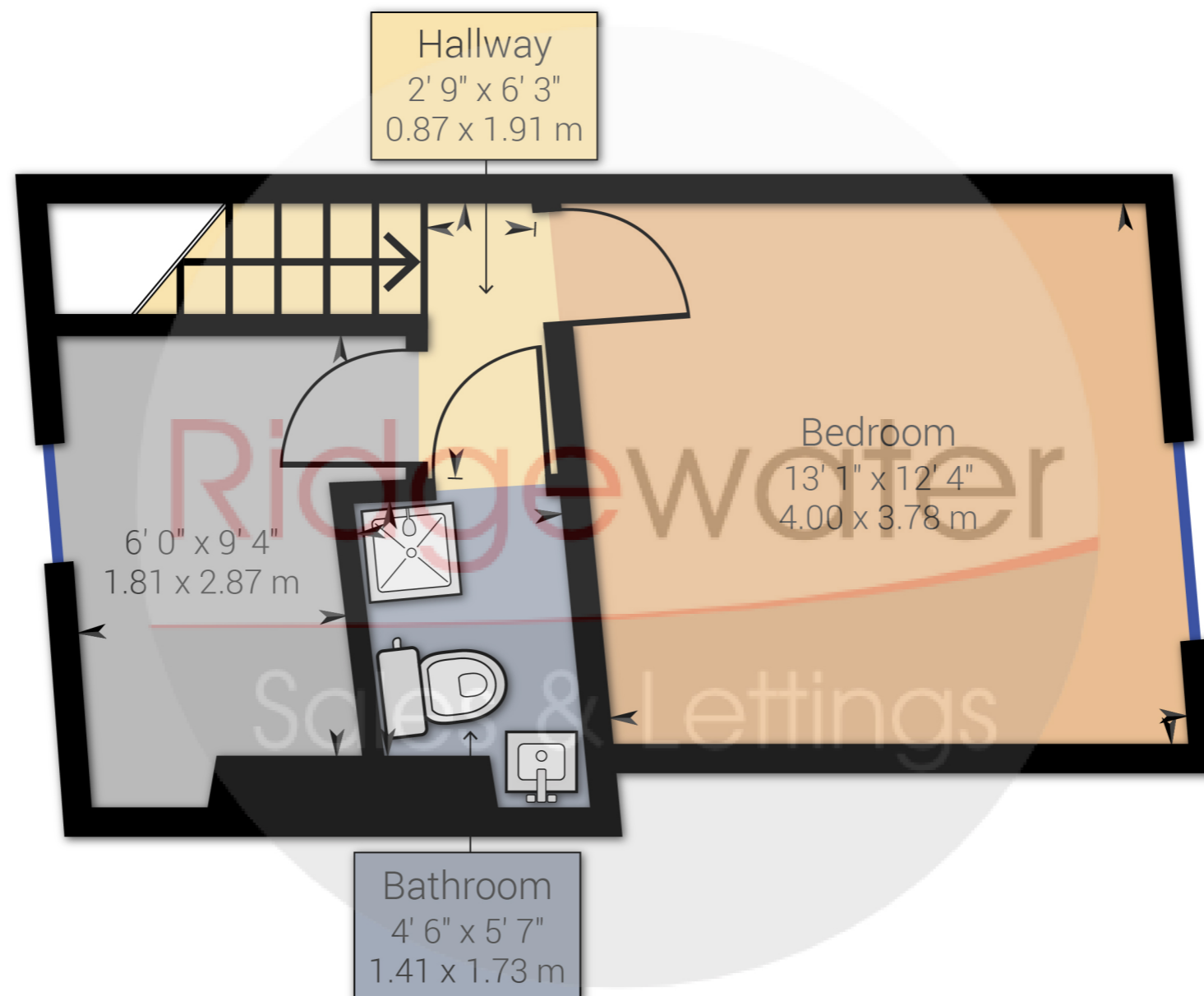
£185,000

FLOOR PLAN



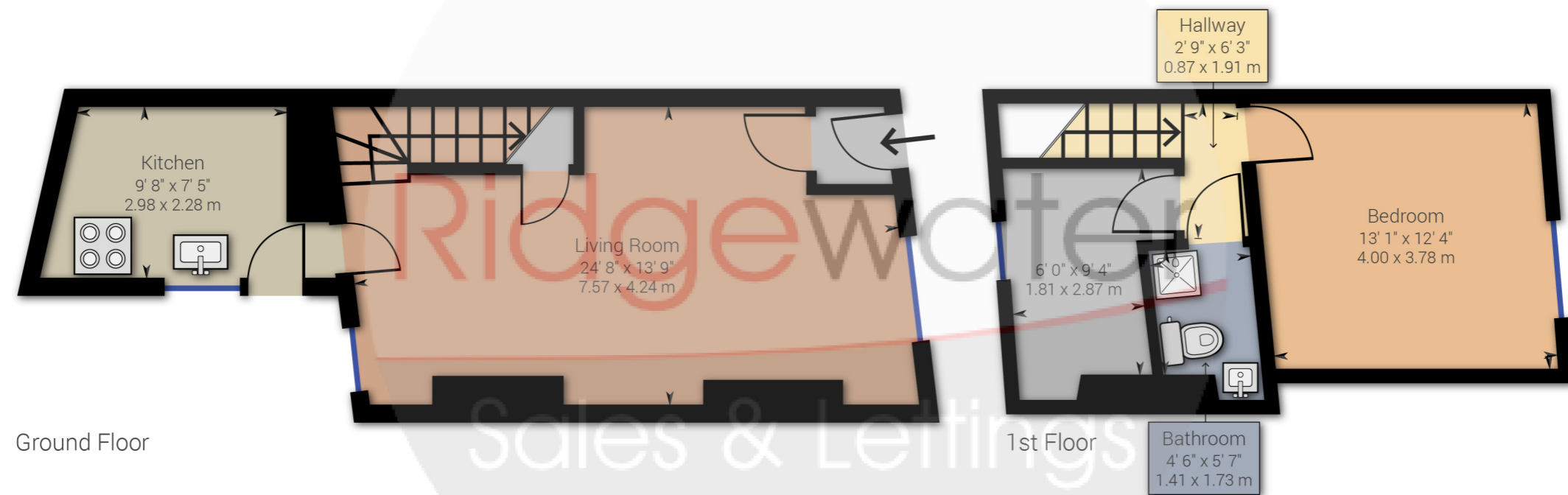
Approximate net internal area: 426.44 ft² / 39.62 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

FLOOR PLAN



Approximate net internal area: 276.92 ft² / 25.73 m²
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

FLOOR PLAN



Approximate net internal area: 703.36 ft² / 65.35 m²

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DESCRIPTION

Charming Grade II Listed Cottage with Two Bedrooms

Description:

This Grade II listed terraced cottage exudes character and charm, offering a delightful blend of historic features and modern comforts. Conveniently located on the outskirts of the town centre, it enjoys close proximity to local shops, schools, and a nearby bus route.

Key Features:

- * Two bedrooms *
- * Spacious 24-foot lounge/diner with ample natural light *
- * Well-appointed kitchen with fitted appliances *
- * Shower room with modern fixtures *
- * Double glazed windows throughout *
- * Gas central heating for year-round comfort *
- * Front and rear courtyard gardens for outdoor relaxation *

Accommodation:

Entrance Hall:

Glazed door to front, Electric meters.

Access to lounge/diner

Lounge/Diner 24'8" x 13'9" max (7.57m x 4.24m)

Dual aspect double glazed windows overlooking the front and rear gardens

Inviting fireplace with mantle and surround

Two radiators

Stairs leading to the first floor with understairs cupboard

Kitchen 9'8" x 7'5" max (2.98m x 2.28m):

Irregular shaped room

Fitted with a range of wall and base mounted units

Roll-edged work surface with single bowl stainless steel sink unit

Fitted electric cooker

Central heating boiler

Spaces for washing machine and further appliances

Double glazed window and door to side

First Floor:

Hallway:

Access hatch to loft space (part boarded with light)

Doors to bedrooms and shower room

Bedroom One 13'1" x 12'4" (4.00m x 3.78m)

Generously proportioned with double glazed windows to the front

Fitted wardrobes, cupboards, and a vanity unit, Radiator.

Bedroom Two 9'4" x 6'0" (2.87m x 1.81m)

Over stair storage cupboards and wardrobe, Double glazed window to rear, Radiator

Shower Room:

Modern three-piece white suite, Shower cubicle with electric shower, Low-level WC and pedestal wash hand basin, haver point and light above

Extractor fan, Radiator.

Outside:**Front Garden:**

Laid with paving and stone chippings for low maintenance

Rear Patio Garden:

Concreted for easy upkeep and enclosed by high walling for privacy

Additional Information:

Offered for sale with no onward chain

Tenure: Freehold

EPC Band D

Council Tax Band B £1658.80

PHOTOS





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