



Ridgewater

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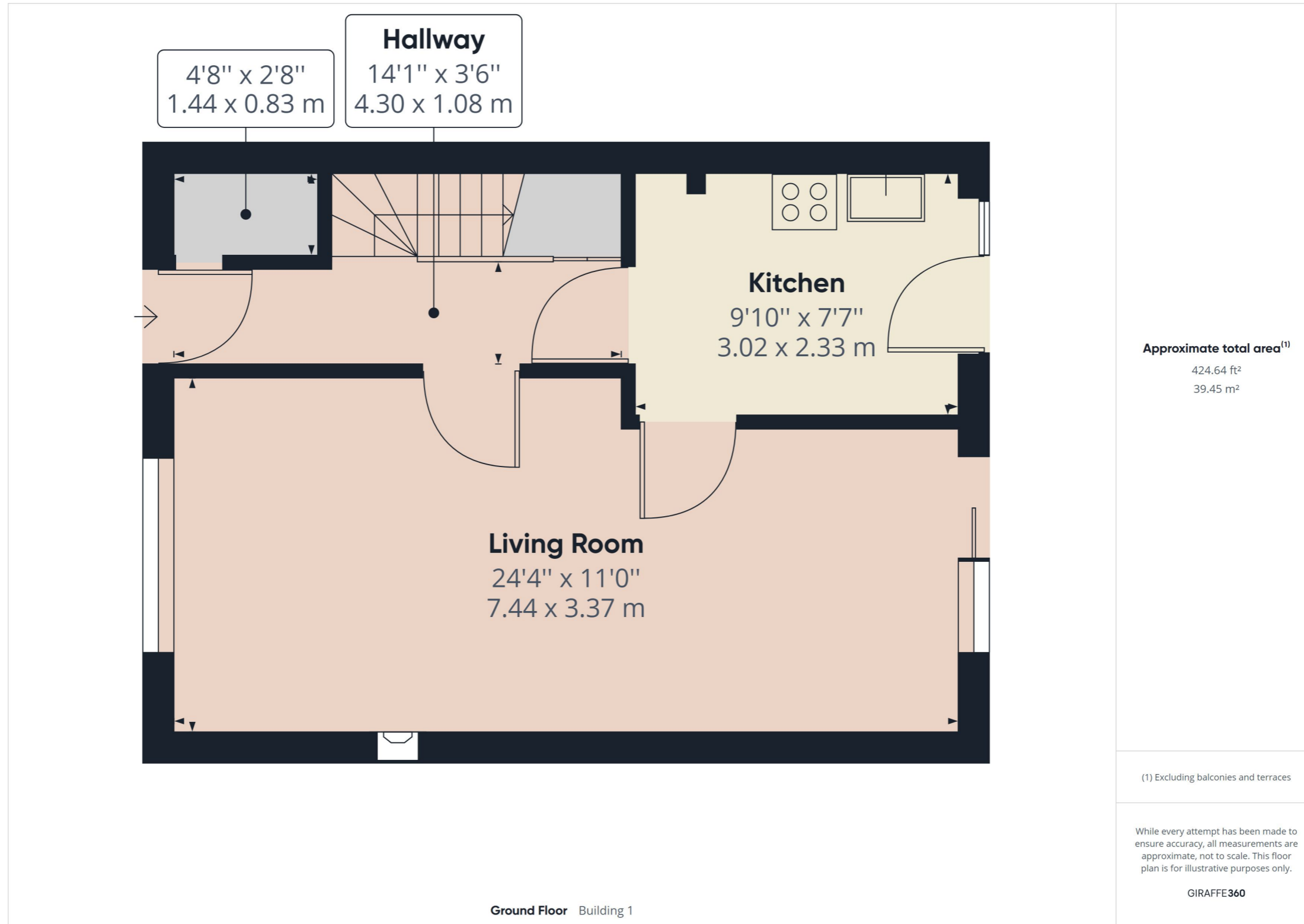
**3 Bedroom End Terrace House for Sale in Perinville Road
,Torquay**

Offers in Excess £265,000

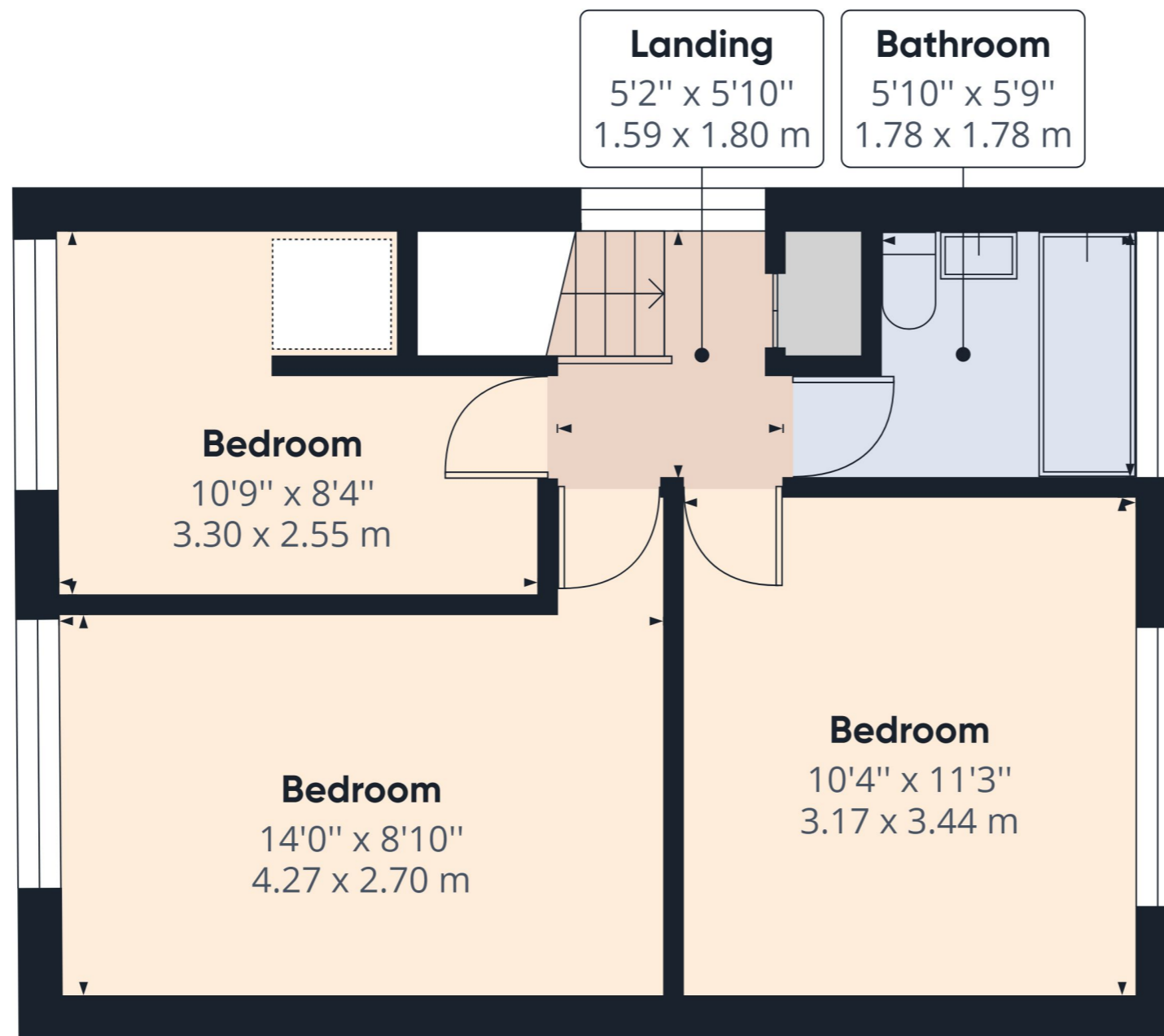
FLOOR PLAN



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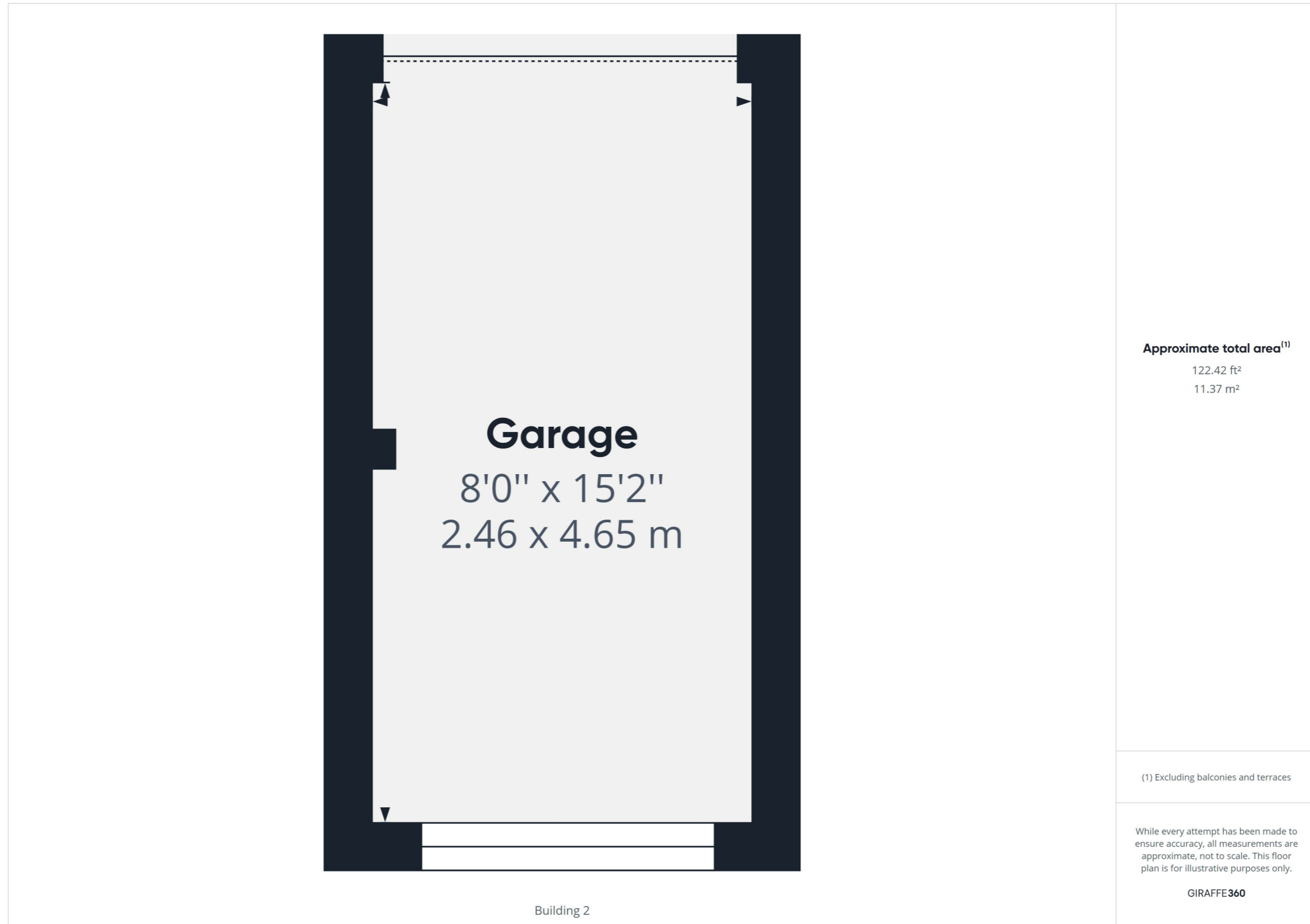
Approximate total area⁽¹⁾
384.92 ft²
35.76 m²

(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.

GIRAFFE360

FLOOR PLAN



DESCRIPTION

A well presented end of terrace house conveniently situated on the lower edge of Torbay Park and within a short virtually level walk of the local shops, Walls Hill, Babbacombe Downs with its superb sea views and Cary Park. Bus services to the town centre and other areas operate close by and there are a choice of beaches within easy walking distance. The house has been well maintained and benefits from gas central heating and double glazed windows, as well as modern kitchen and bathroom fittings. The gardens are level and easily maintained.

ACCOMMODATION

Double glazed front door to

ENTRANCE HALL Tiled floor with under floor heating, stairs to first floor with understairs cupboard housing gas and electricity meters.

CLOAKROOM Close couple W.C. with cupboards adjacent and above, wash basin, double glazed window.

LOUNGE/DINING ROOM 24'4" x 11'0" (7.44m x 3.35m) max to narrowing 9'5" (2.9m). Double glazed picture windows at either end of room looking onto front and rear gardens with patio door to rear. Double and single radiators, gas point for fire if required. 2 pine doors, both with patterned and frosted glass, to hall and:

KITCHEN 9'10" x 7'7" (3.02m x 2.33m). Well fitted with modern range of units to walls and floors, comprising cupboards, drawers and work top surfaces incorporating stainless steel sink unit, 4-ring gas hob with hood over, Hotpoint double oven/grill, integrated fridge/freezer and dishwasher, plumbed for washing machine. Adjustable overhead lighting, tiled floor, part tiled walls. Wall mounted gas boiler supplying central heating and hot water. Double glazed window and door to rear garden.

FIRST FLOOR

LANDING Double glazed window to side. Airing cupboard housing factory lagged hot water cylinder, slat shelving.

BATHROOM Modern suite comprising panelled bath with electric shower unit over, wash basin and close couple W.C. in light wood finished cabinet with cupboards

under basin and matching wall cupboard and mirror. Part tiled walls, towel rail radiator.

BEDROOM 1 11'3" x 10'4" (3.44m x 3.17m) Double glazed window overlooking rear, radiator.

BEDROOM 2 14'0" x 8'10" (4.27m x 2.70m) plus entrance area. Double glazed window overlooking front, radiator, access to loft space.

BEDROOM 3 10'9" x 8'4" (3.30m x 2.55m) narrowing to 5'0" (1.52m) Double glazed window overlooking front, overstairs storage space, radiator.

FRONT Level lawned garden with flower bed border. Gate and path around side to

REAR Paved patio opening to level enclosed garden mainly lawned with border beds planted with shrubs and flowers. Pond, outside tap. Gate to

GARAGE 15'2" x 8'0" (4.65m x 2.46m) Up and over door, window. Access to

Perinville or Babbacombe Roads.

Off road parking down side of length of property.

Tenure: Freehold

EPC Band D

Council Tax Band C £1895.78

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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