



**Ridgewater**

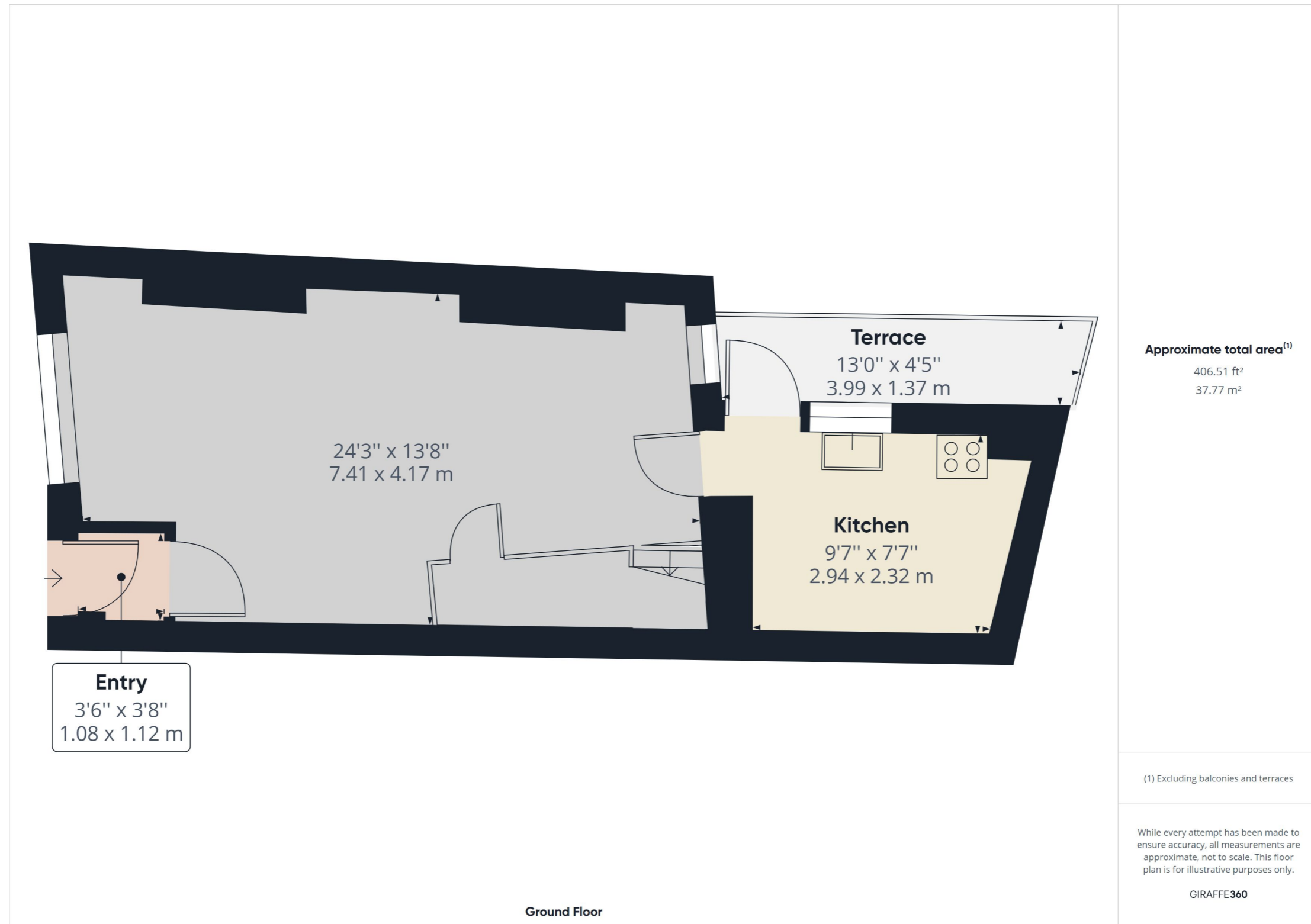
Local • Independent • Experts

**2 Bedroom Terraced House to Rent in Ellacombe Road,  
Torquay**

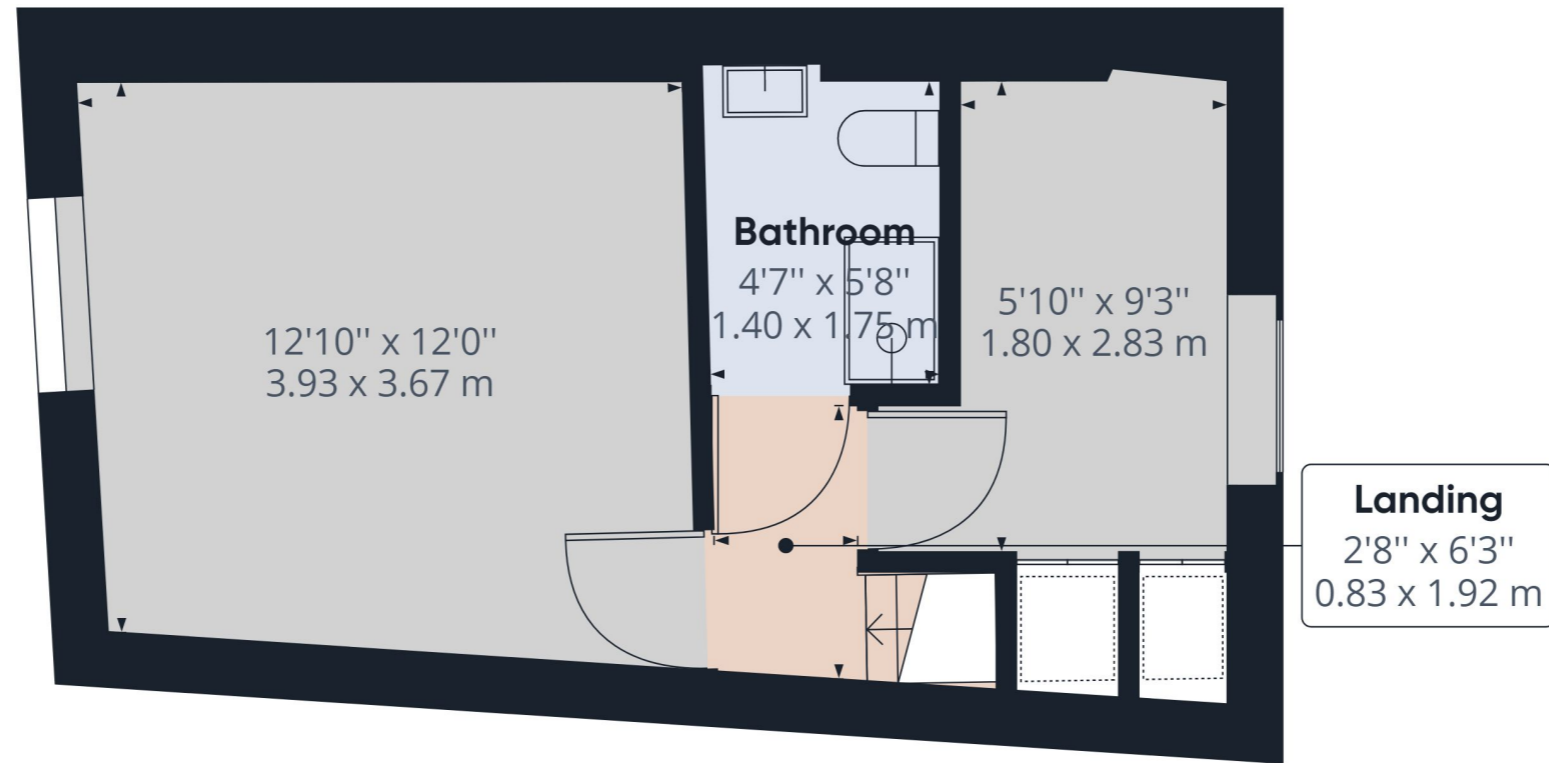
**£900 PCM**



# FLOOR PLAN



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

279.87 ft<sup>2</sup>  
26.00 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.

GIRAFFE360

Floor 1

# DESCRIPTION

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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:

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 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):

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:

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 1.81x)

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, Shaver 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:

EPC Band D

Council Tax Band B £1658.80



# PHOTOS

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