



Ridgewater

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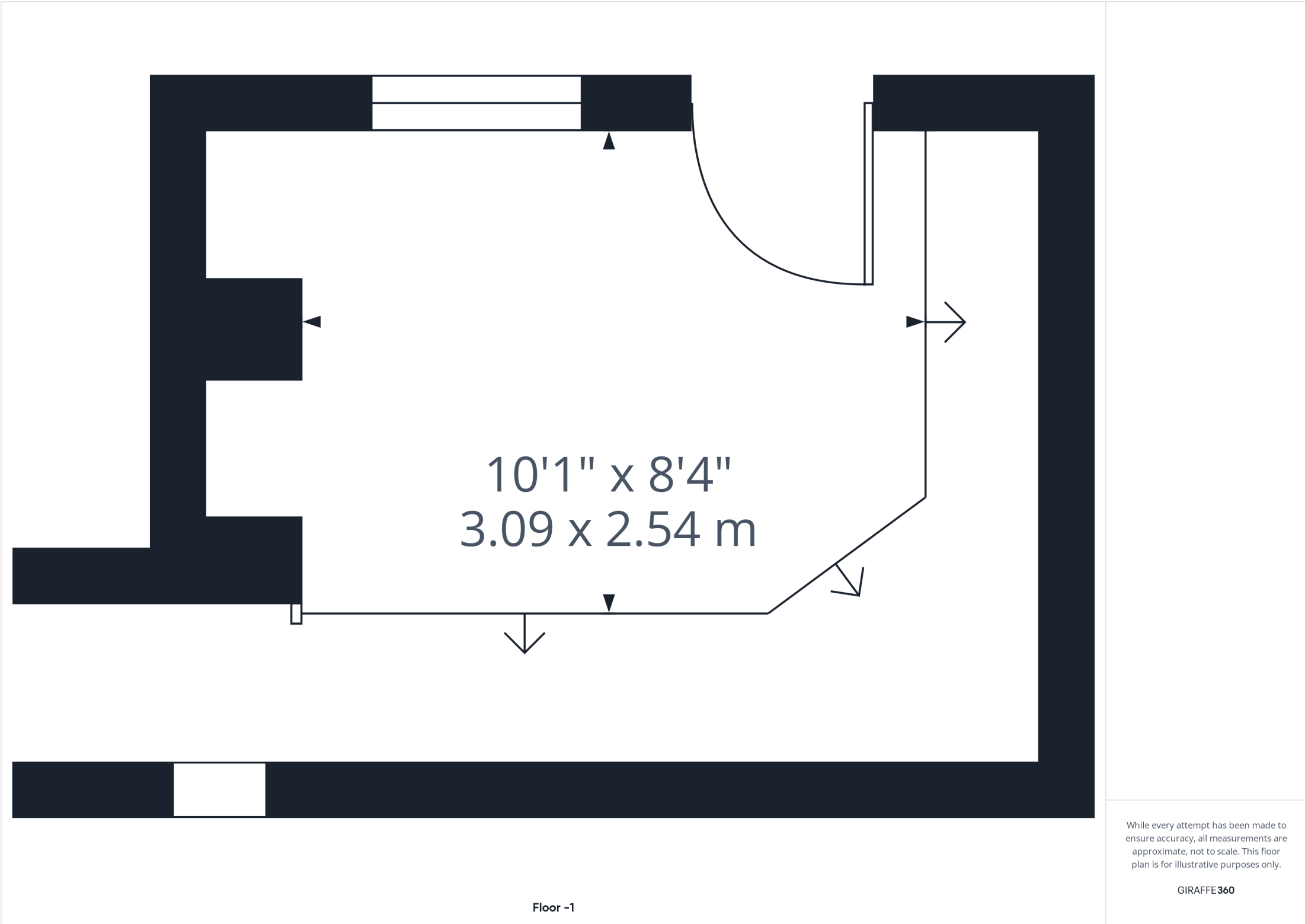
2 Bedroom Bungalow for Sale in Greenway Close, Torquay

Guide Price £185,000

FLOOR PLAN



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DESCRIPTION

A semi detached bungalow in need of renovation and modernisation, situated in a side road located off the lower end of Happaway Road and approximately midway between the shopping areas of Barton Hill Road and the shops and amenities of St Marychurch. The bungalow enjoys outlooks to the rear over the surrounding area towards Petitor and St Marychurch. The accommodation which has double glazing and central heating now requires general improvement throughout. Outside a shared driveway to the side leads to a single garage. There is a useful basement area beneath the bungalow and front and rear gardens. The property will ideally suit builders or those looking to update a home to their own choice.

Accommodation.

Obscure double glazed front door opening to the

Entrance Porch. Tiled floor. Inner part glazed door to the

Entrance Hall. Obscure double glazed door to the rear and double glazed door to the side. Glazed door to the

Hall. Radiator. Access to the loft space.

Lounge. Large double glazed window to the rear with views over the surrounding area towards St Marychurch and Petitor. Double glazed window to the side. Two radiators. Chimney breast with alcoves to either side. Coved ceiling.

Kitchen. Wide double glazed window to the front. Small obscure glazed side window. Floor base cupboards and drawers with worktop areas and a one and a half bowl stainless steel sink unit. Wall cupboards. Part tiled walls. Radiator. Electric cooker point. Electricity consumer box.

Bedroom 1 Double glazed window to the rear with views over the surrounding area towards St Marychurch and Petitor. Radiator.

Bedroom 2 Double glazed window to the front. Radiator.

Bathroom/WC. Obscure double glazed window to the front. White suite comprising a panelled bath, pedestal wash basin, low level WC. Part tiled walls. Heated towel

rail. Wall cabinet. Airing cupboard with shelving and housing a Gledhill insulated hot water cylinder.

Outside.

A door from the rear garden opens to the **Basement Area** with limited head height. Double glazed window to the rear. Sink and plumbing for a washing machine. Ideal Mexico gas fired boiler. Electric light and points. Gas meter. Access to further underhouse areas.

A shared concrete driveway leads to the **Single Garage** with an up and over door.

A front gate with steps and a concrete path opens to the **Front Garden** enclosed by walls with shrubs planted.

A gateway opens to the **Rear Garden.** Wooden deck area to the side and rear of the garage with a fence surround. Path and steps lead down to the main garden area with a wide concrete terrace and uncultivated garden area. Access to the basement area. Outside tap and lighting.

Energy Performance Rating Band E.

Council Tax Band C (£1895.78 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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