



**Ridgewater**

Local • Independent • Experts

**4 Bedroom Terraced House for Sale in Ellacombe Church  
Road, Torquay**

£279,000

# DESCRIPTION

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This newly refurbished, deceptively spacious house is situated on the outskirts of Torquay town centre, being conveniently located for local schools and shops and provides spacious accommodation over 3 floors. With Oak doors, new flooring and central heating as well as a New Kitchen and 2 New Bathrooms this property must be seen

On the entrance level, there is a spacious lounge separate dining room, and a study/bedroom 4.

Leading downstairs to the lower ground floor level, there is a 2nd lounge/dining room together with a spacious newly fitted kitchen with a door to the rear garden, and a downstairs newly fitted bathroom.

Going upstairs from the entrance level, there are 3 bedrooms and a newly fitted family bathroom/wc.

The rear garden offers a perfect spot to relax and gives access to the garage, which can be accessed from the lane off Lower Ellacombe Church Road.

An internal viewing is recommended to appreciate the size of the accommodation on offer.

## **Entrance Hallway**

Staircase to first floor and to lower ground floor. Power points. Radiator. Doors to

## **Lounge**

PVCu double glazed bay window to front. Radiator.

## **Dining Room / Bedroom 4**

**PVCu double glazed window to rear. Radiator, Power points.**

## **Bedroom 5/Study**

PVCu double glazed windows to rear. Radiator, Power points.

## **First Floor Landing**

Doors to

## **Bedroom 1**

PVCu double glazed bay window to front. Radiator. Power points.

## **Bedroom 2**

PVCu double glazed window to rear. Radiator, Power points.

## **Bedroom 3**

PVCu double glazed window to front. Radiator Power points.

## **Bathroom/W.C**

White suite with panelled p-shaped bath with shower over. Wash hand basin to vanity unit. W.C. With concealed cistern. Fully Tiled walls. Obscure PVCu double glazed window to rear. Extractor fan. Heated chrome towel rail

## **Lower Ground Floor**

Staircase leading up to main entrance level. Inner hallway. Cupboard concealing electric meters and consumer unit.

## **Downstairs Bathroom**

White suite with panelled bath. Wash hand basin to vanity unit. W.C. With concealed cistern. Fully Tiled walls. Obscure PVCu double glazed window to rear. Extractor fan. Heated chrome towel rail

## **2nd Living Room / Dining room**

Radiator. Power points. Opening to

## **Kitchen**

Newly fitted kitchen with range of base and wall units with space and plumbing for dishwasher and dishwahr. Inset 1 and 1/2 bowl stainless steel sink unit to work surfaces. Eye level double over, Gas hob. extractor over. fitted fridge/freezer. Power points.

## **Outside To Front**

Path and paving steps to front door.

## **Outside To Rear**

The rear garden with path to garage

## **Garage**

Up and over door.

## **Tenure**

Freehold.

Council Tax Band: B (Torbay Council)

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# PHOTOS

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**Paignton Office**

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

**Tel:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

**Torquay Office**

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

**Call:** 01803 525 100

**Web:** [www.ridgewater.co.uk](http://www.ridgewater.co.uk)

**Email:** [enquiries@ridgewater.co.uk](mailto:enquiries@ridgewater.co.uk)

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