



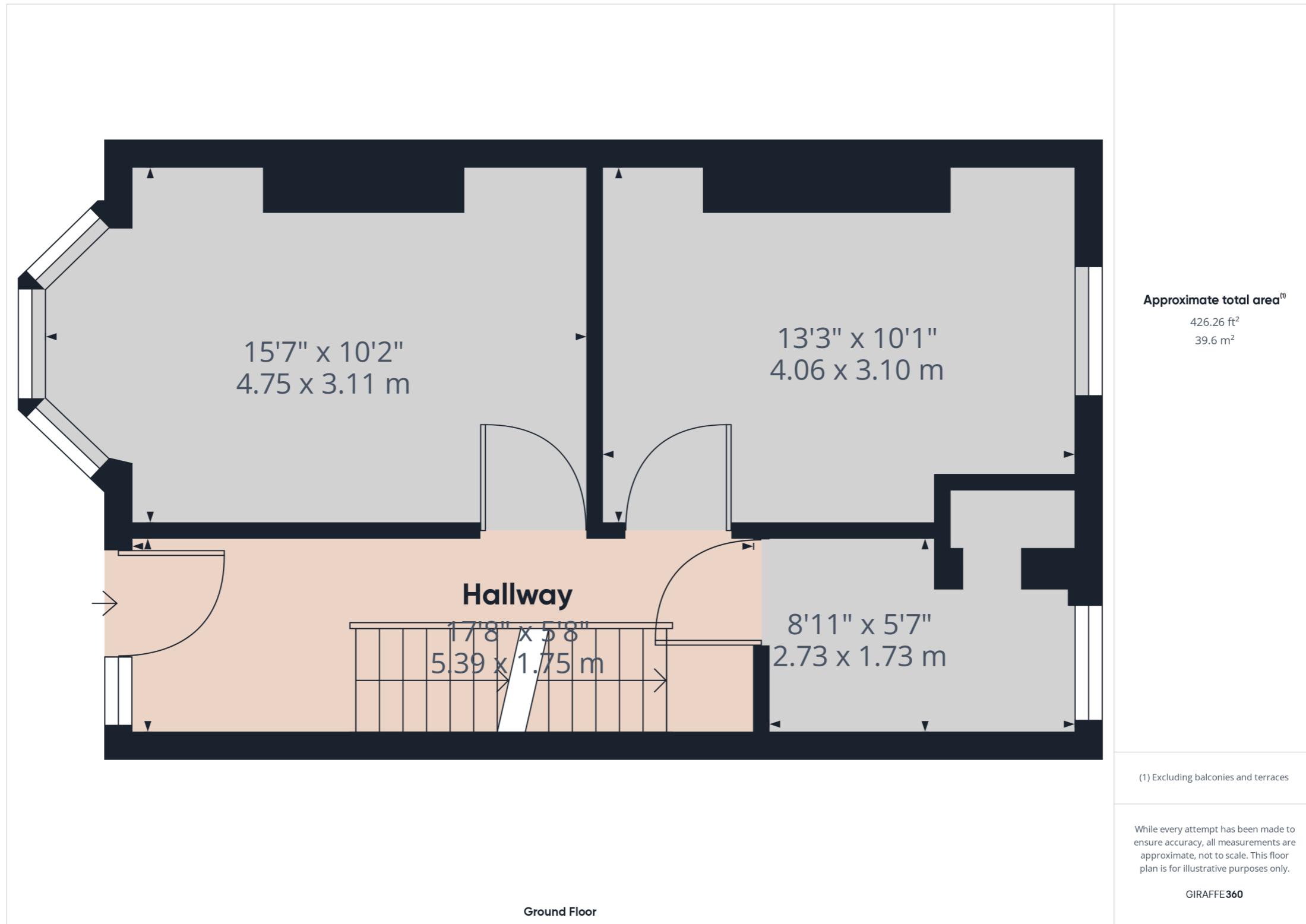
Ridgewater

Local • Independent • Experts

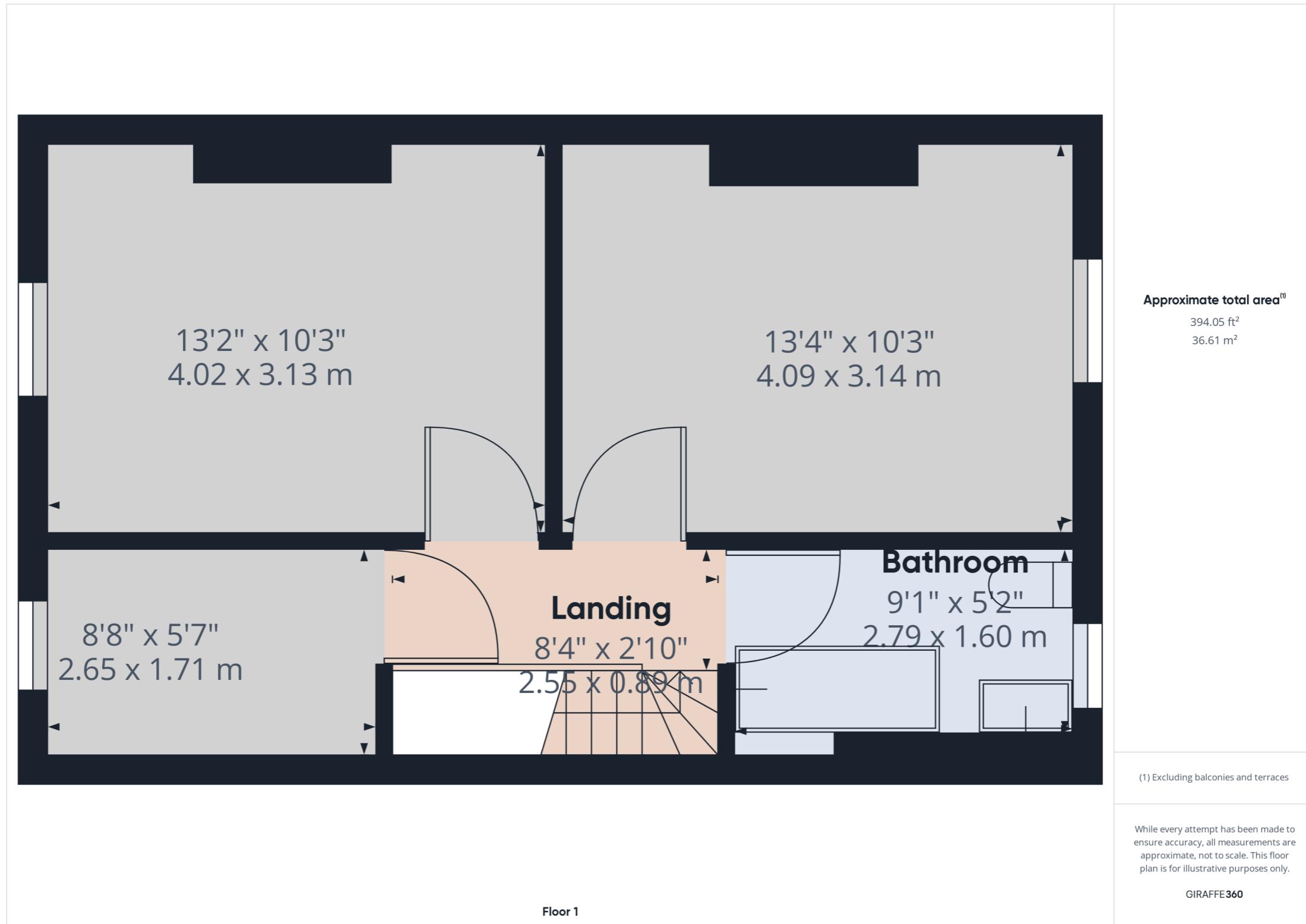
**4 Bedroom Terraced House for Sale in Ellacombe Church
Road, Torquay**

£249,950

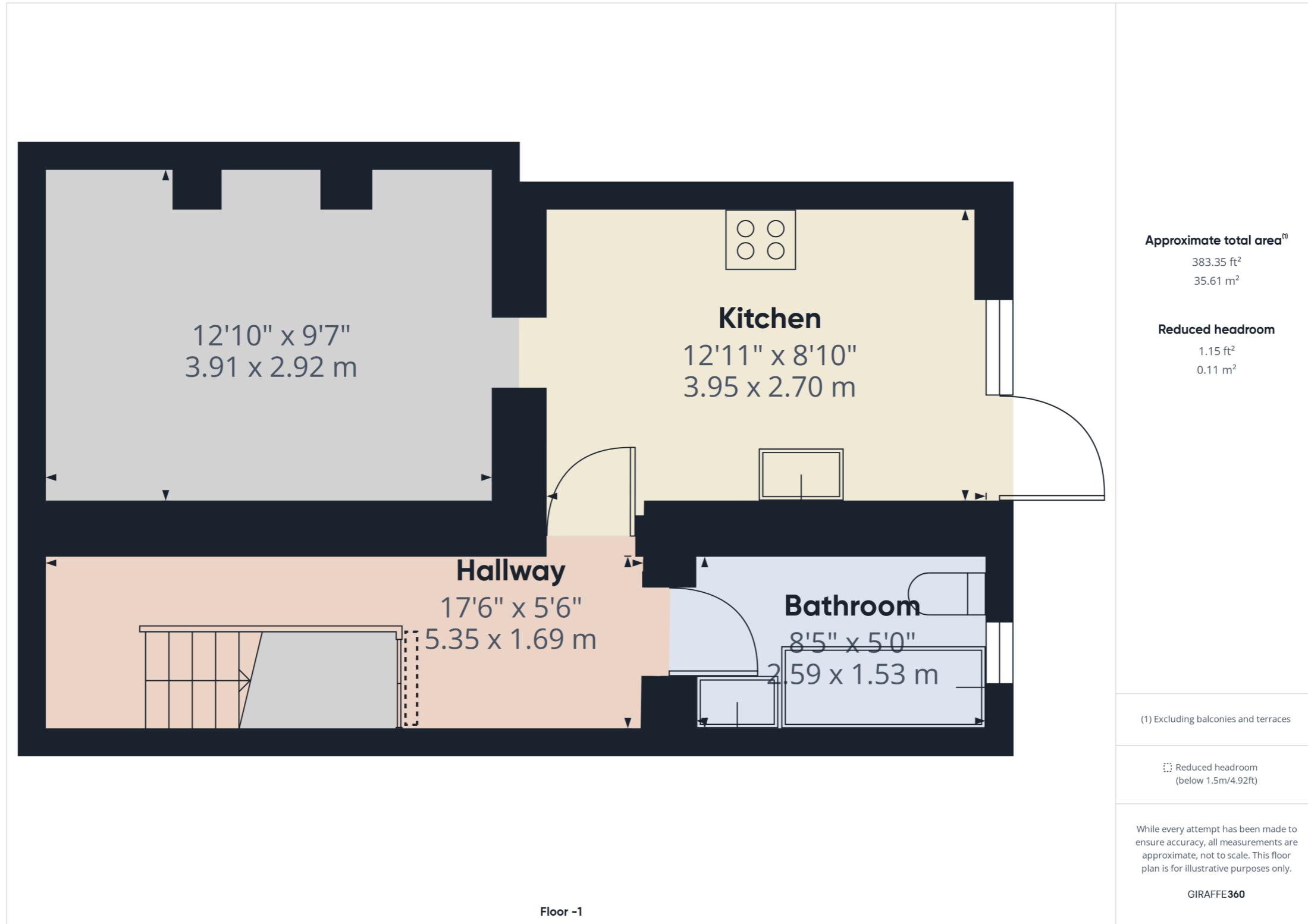
FLOOR PLAN



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DESCRIPTION

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 which could be arranged with 5 bedrooms if required. 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 small garage/store useful for storage or perhaps a small workshop, 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

Double glazed bay window to front. Radiator.

Dining Room / Bedroom 4

Double glazed window to rear. Radiator, Power points.

Bedroom 5/Study

Double glazed windows to rear. Radiator, Power points.

First Floor Landing

Doors to

Bedroom 1

Double glazed bay window to front. Radiator. Power points.

Bedroom 2

Double glazed window to rear. Radiator, Power points.

Bedroom 3

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 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 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 dishwaher. 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

Small Garage/Store. please note : not large enough for a car but Perhaps suitable for bikes, storage or a small workshop).

Up and over door.

Tenure

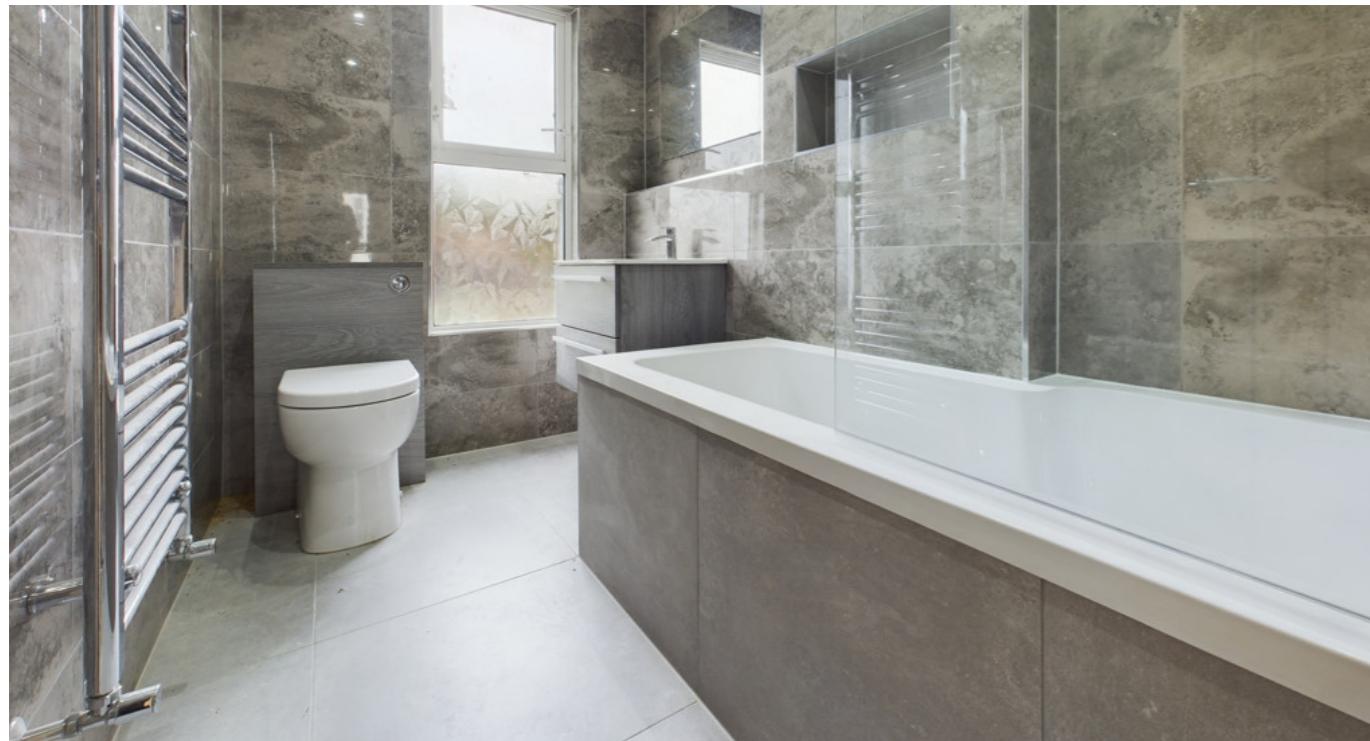
Freehold.

Council Tax Band: B (Torbay Council)

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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