



Ridgewater

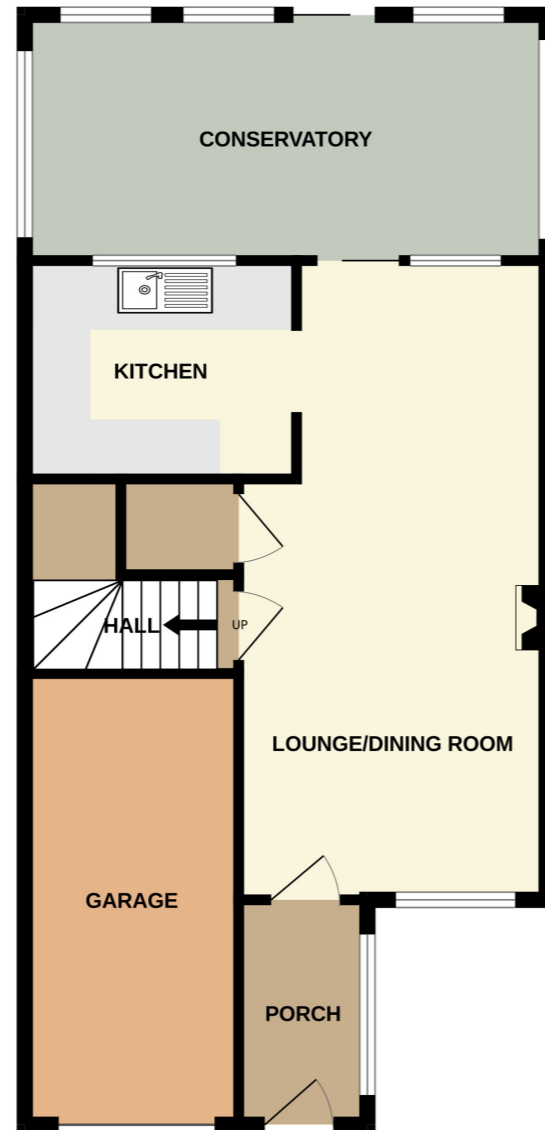
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**3 Bedroom Semi-Detached House for Sale in Wembury
Drive, Torquay**

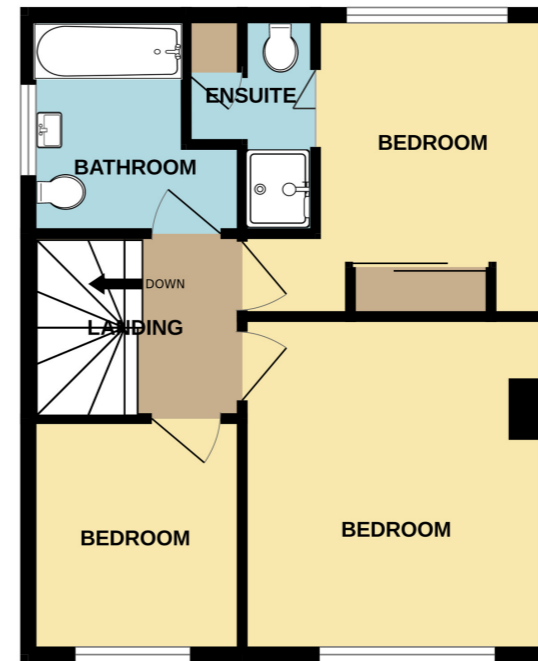
£285,000

FLOOR PLAN

GROUND FLOOR
66.0 sq.m. (710 sq.ft.) approx.



1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.



TOTAL FLOOR AREA : 106.7 sq.m. (1148 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION

A well presented and extended semi detached modern house situated in a quiet cul-de-sac and within close proximity to a convenience store and conveniently placed for the shops and amenities of St Marychurch. There are schools situated within the surrounding area and bus services operate nearby to other areas of the town. The golf course, Petitor and Babbacombe Downs are also nearby with scenic coastal and woodland walks and access to local beaches. The Willows Shopping area and shops on Barton Hill Road are a short drive away.

The house offers spacious and well presented accommodation with double glazing and gas fired central heating and benefits from a large conservatory extension over looking the pleasant rear gardens. An additional en-suite shower room/WC has also been created to the back bedroom.

There are well stocked front and rear gardens, the rear garden being arranged on different levels and planted with a wealth of flowers, shrubs and trees, ideal for the keen gardener.

A driveway gives parking space for one car and leads to the integral garage. The garage may suit conversion into further living accommodation if required, subject to any necessary planning consents.

Accommodation.

Part double glazed front door opening to the

Long Entrance Porch 8'4" x 3'1" (2.54m x 0.96m). PVC double glazed windows to the side, wood effect flooring and a part glazed inner door opening to the

Spacious Lounge/Diner 23'3" x 10'3" (7.10m x 3.13m).

Lounge Area with a large PVC double glazed window overlooking the front gardens. Double radiator. Wall mounted living flame coal effect gas fire with Baxi back boiler, marble effect surround and wooden style hearth. Coved ceiling. Telephone and television aerial point, Georgian style glazed doors to upstairs and to a large walk in under stairs store cupboard. Wood effect flooring.

Dining Area with wide PVC double glazed patio window and sliding patio door leading to the conservatory. Door to the kitchen. Double radiator. Coved ceiling.

Kitchen 7'10" x 9'9" (2.41m x 2.98m). Wide PVC double glazed window and door (not currently used) to the conservatory. Fitted with a good range of units in a blue coloured finish comprising floor base cupboards and drawers with wooden effect roll edge worktop over and tiled surrounds. Matching wall cupboards. Single drainer stainless steel sink unit. Space for dishwasher and washing machine. Space for electric cooker with a white coloured cooker hood over. Space for fridge/freezer. Wood effect flooring. Centre spotlight. Coved ceiling.

Large Conservatory 17'10" x 8'3" (5.46m x 2.53m). PVC double glazed windows to the rear and side with obscure glass to one side and sliding doors to the rear. Wood effect flooring. Wall light and electric points. The conservatory enjoys pleasant outlooks over the rear gardens and surrounding area and gives a pleasant additional sitting and dining area.

A glazed door from the lounge leads to a small

Inner Hallway. Stairs lead to the **First Floor.**

Landing. PVC double glazed window to the side. Access to the part boarded loft.

Bedroom 1 11' x 11'9" (3.36m x 3.58m). Large PVC double glazed window to the front overlooking the surrounding area. Coved ceiling. Television aerial point. Radiator.

Bedroom 2 11' x 8'9" (3.36m x 2.67m) plus the entrance area. PVC double glazed window overlooking the rear gardens and the surrounding area. Radiator. A folding door opens to the

En Suite Shower Room/WC. Fitted with a modern white suite comprising a pedestal washbasin with a tiled splash back and a WC with a concealed cistern. Tiled shower cubicle with a Mira electric shower unit and a glazed door. Recessed lighting. Mirror fronted cabinet. Airing cupboard housing the hot water cylinder with shelved storage space.

Bedroom 3 8'5" x 8'1" (2.57m x 2.47m). PVC double glazed window to the front overlooking the surrounding area. Coved ceiling. Radiator.

Bathroom/WC. 8'1" x 5'7" (2.47m x 1.71m) plus the entrance area. PVC obscure double glazed window to the side. White suite comprising a panelled bath with a Redring

electric shower over and tiled surround. Pedestal wash basin with tiled surround. Close couple WC. Radiator. Mirror fronted cabinet.

Outside

To the front there is a **Driveway/Parking Space** in front of the

Integral Garage 17'0" x 8'1" (5.19m x 2.49m). Up and over door. Light and electric points. Storage cupboards and worktop to the rear.

The **Front Garden** is arranged with gravel and paved areas with a good variety of plants, shrubs, small trees and a Torbay palm with space for potted plants.

To the side of the house is a pathway and useful garden store accessed from both the front and rear.

The **Rear Garden** is a lovely feature of the property and enjoys a good degree of privacy. Approached from the conservatory is a mainly paved patio and sitting out area with space for table and chairs, potted plants and containers. Outside electric points and a cold water tap. Steps lead down to a further tiered garden area with flower and shrub borders containing a variety of plants and shrubs with a stream

running along the bottom and a small wooden bridge to a further mainly gravelled garden area with surrounding shrubs, trees and a garden shed.

Council Tax Band B (£1,736.66 2024/25).

Energy Performance Rating Band D.

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PHOTOS





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