





17 Torbay Terrace

Rhose

Refurbished 3 bed terraced house in prime location. Modern interior, porch, cosy living room, dining room, new kitchen, bathroom, 100-foot rear garden, lane access, picturesque views, no onward chain - a dream find!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- PORCH, SEPARATE HALL OPEN TO LIVING ROOM
- DINING ROOM OPEN TO THE NEWLY FITTED KITCHEN
- SEPARATE WC AND UTILITY SPACE
- NEWLY FITTED FIRST FLOOR BATHROOM SUITE WITH SHOWER
- OPEN CHANNEL VIEWS FROM THE FRONT
- 100 FOOT REAR GARDEN WITH LANE ACCESS
- NO ONWARD CHAIN & THUS EARLIER COMPLETION
- REFURBISHED 3 BEDROOM TERRACED PROPERTY
- EPC RATING OF D66





Entrance porch

7' 7" x 2' 8" (2.31m x 0.81m)

Accessed via brown uPVC front door with obscure glazing and matching side panel. Internal column panelled door to living room. Re-carpeted.

Living Room

16' 8" x 12' 11" (5.08m x 3.94m)

Measurements into bay. Spacious re-carpeted room with front uPVC bay window. Carpeted stair case to the first floor. Column panelled door to the kitchen dining room and handy under stair storage space.

Kitchen Dining Room

16' 6" x 12' 7" (5.03m x 3.84m)

Initially carpeted and with panelled door to the cloakroom WC and also a uPVC part glazed door leads to the rear garden. Radiator. The kitchen area has a range of fitted units in light grey and are complemented by modern worktops with one and a half bowl sink unit inset. Integrated 4 ring electric hob with electric oven under and cooker hood over. Space for other appliances as required.

Cloaks / WC

9' 2" x 3' 8" (2.79m x 1.12m)

Continuation of the LVT flooring. Radiator. This room will be fitted with a WC and wash hand basin and also plumbing for a washing machine. There are two obscure side uPVC windows.





Landing

Carpeted with panelled doors to the two bedrooms, office plus bathroom

Bedroom One

12' 10" x 9' 2" (3.91m x 2.79m)

Re-carpeted and with rear uPVC window and radiator. Focal point of wrought iron feature fireplace.

Bedroom Two

10' 6" x 9' 11" (3.20m x 3.02m)

Re-carpeted double bedroom with front uPVC window enjoying open aspect view of the Bristol Channel. Radiator. Focal point of a wrought iron fireplace.

Bedroom Three / Office

6' 8" x 5' 6" (2.03m x 1.68m)

Re-carpeted bedroom but ideal for a home office / nursery. Front uPVC window, radiator and high level fuse box and electric meter.

Bathroom WC

9' 3" x 6' 11" (2.82m x 2.11m)

Newly fitted with white suite comprising WC, pedestal basin and bath with shower screen, non grout splash backs and thermostatic shower inset. Wall mounted combi boiler (refitted 2024), firing the gas central heating. Obscure uPVC rear window. Vinyl flooring, chrome heated towel rail and loft hatch.

Front Garden

Forecourt setting the property back from the road.

Rear Garden

A deep rear garden which will have a re-laid initial patio area and enclosed by fencing. Bushes / hedgerow and fencing running up the side boundary of the garden and final rear fenced boundary. The garden will be cut back and re-seeded prior to completion.

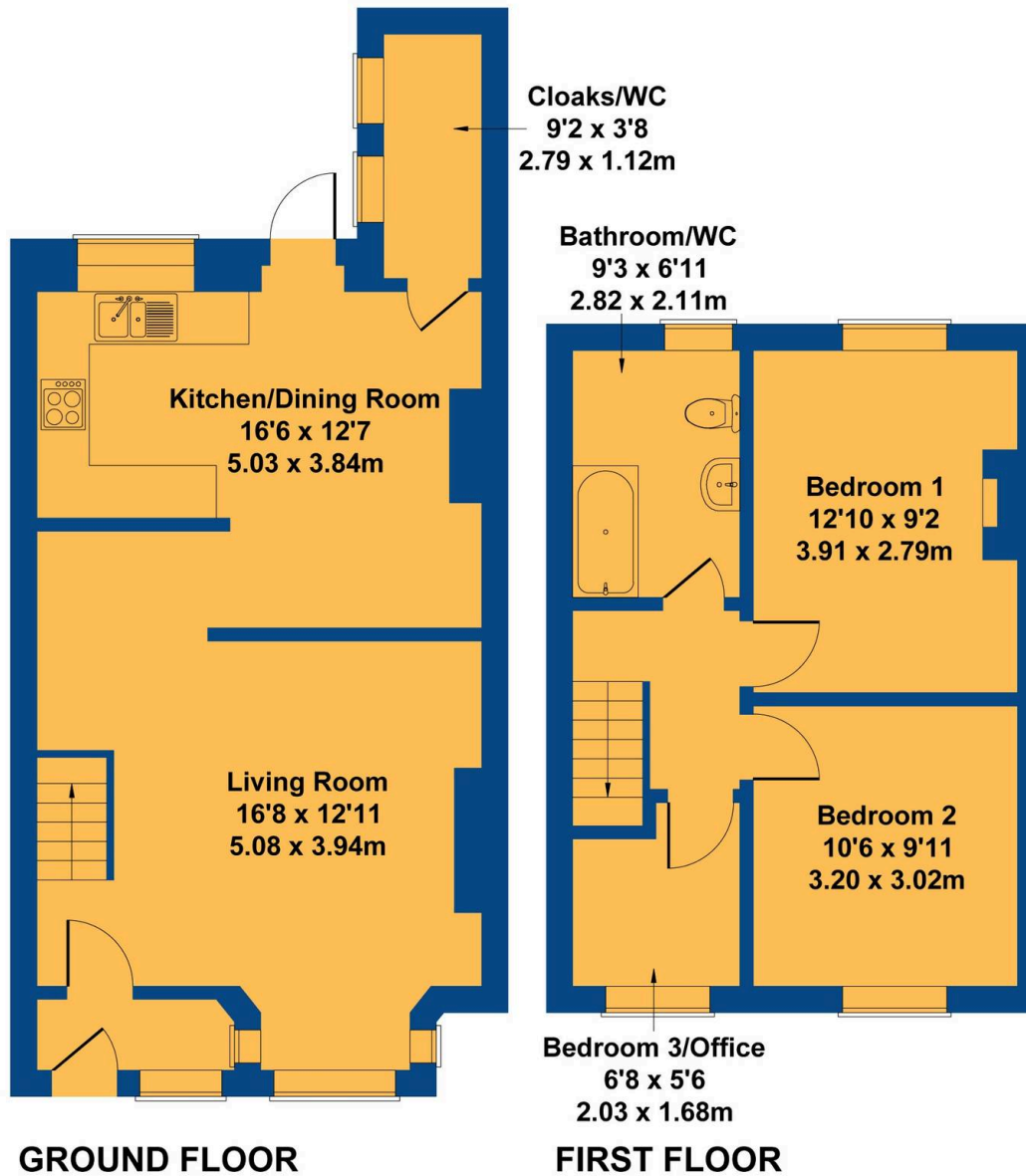


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	37	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		69
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	17	
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

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Approximate Gross Internal Area
915 sq ft - 85 sq m



Not to Scale. Produced by The Plan Portal 2024
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