



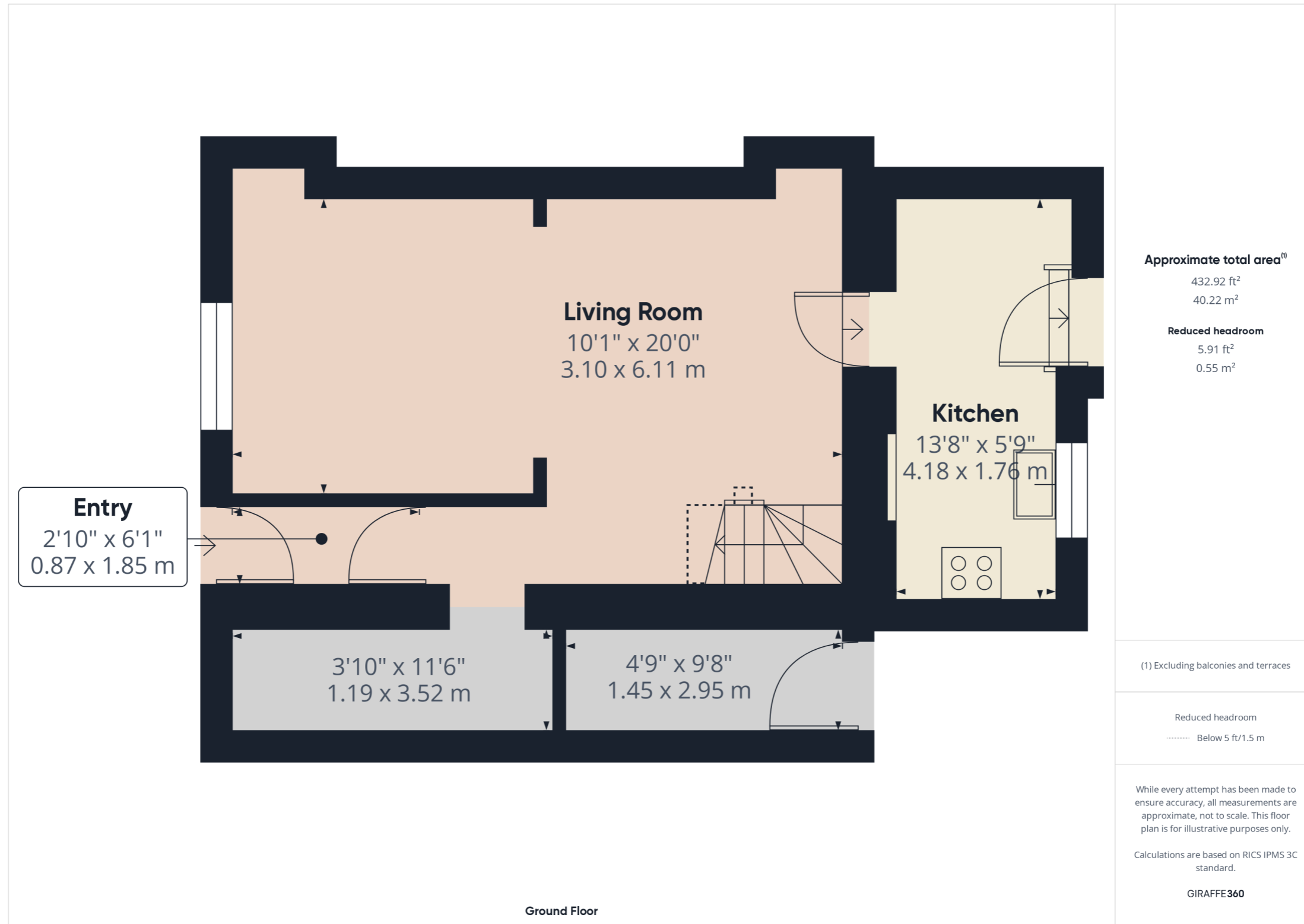
Ridgewater

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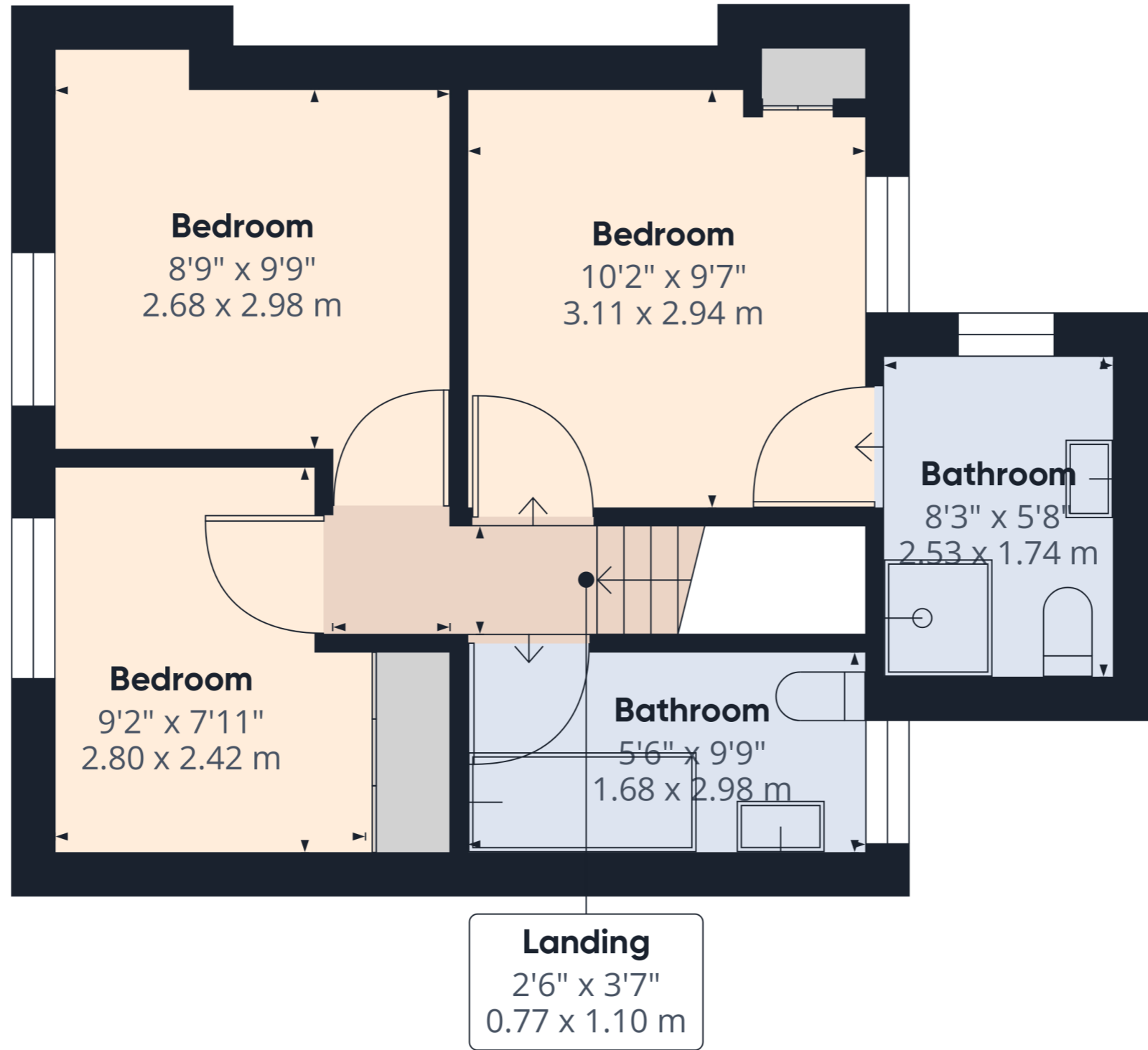
3 Bedroom Terraced House for Sale in Petitor Road, St Marychurch

£275,000

FLOOR PLAN



FLOOR PLAN



Floor 1

Approximate total area⁽¹⁾
390.52 ft²
36.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

DESCRIPTION

Offered for sale with no onward chain, this lovely three bedroom cottage is situated in the popular area of St Marychurch within a short, almost level walking distance and just around the corner from the St Marychurch precinct with its good selection of shops and amenities, as well as a local schools and Torquay Golf Course. The open spaces of Petitor and Babbacombe Downs with it's scenic coastal walks and access to local beaches are also closeby. There are bus services operating to and from the town centre.

Recently redecorated both inside and out, this property is beautifully presented and ready to move into. There is gas fired central heating and double glazing. The accommodation comprises a hall, study/storeroom, through lounge/diner, modern kitchen, three bedrooms, modern en-suite shower room/WC and a modern family bathroom/WC. Outside there is the advantage of an easily managed gravelled garden/parking area plus a useful store/utility room.

The district of St. Marychurch offers a range of facilities and amenities including churches, the pedestrianised shopping precinct in Fore Street, the open spaces of Petitor giving access to coastal walks and beaches. Bus services operate from St. Marychurch to Torquay town centre. Together with its neighbouring districts of Babbacombe and Plainmoor, the area offers schools catering from infants to secondary school.

Accommodation

Part obscure double glazed door with an arched fanlight over opens to the

Entrance Porch. Part tiled floor. Coved ceiling. Electricity meter cupboard. Part glazed door to an **Inner Hallway.**

Small Study/Store Room. 11'6" x 3'10" (3.52m x 1.19m) Radiator. Coat hooks. Electric consumer unit. Electric point and telephone socket.

Lounge/Dining Room. 20'0" x 10'1" widening to 13'3" (6.11m x 3.10m widening to 4.05m). A spacious through room with a double glazed window to the front. Pebble effect electric fire. Television and telephone points. Coved ceiling. Two radiators. A part glazed door opens to the kitchen.

Kitchen. 13'8" x 5'9" (4.18m x 1.76m) Double glazed window with a deep cill to the rear. Obscure double glazed door to the rear access lane and garden/parking area. Fitted with a range of modern units in a cream finish comprising floor base cupboards and drawers with marble effect worktop areas and tiled surrounds. Matching wall cupboards. One and a half bowl stainless steel sink unit with a mixer tap. Built in Lamona oven and Blomberg hob with a glass and stainless steel extractor hood over. Alcove with cupboards and a shelf housing a Whirlpool microwave. Lamona slimline dishwasher. Plumbing for a washing machine. Space for under counter fridge. Tiled floor. Coved ceiling with recessed lighting.

From the lounge/diner, stairs with a balustrade and handrail lead to the **First Floor Landing** with loft hatch.

Bedroom 1. 10'2" x 9'7" (3.11m x 2.94m) Double glazed window to the rear. Alcove with a fitted wardrobe with a mirror, hanging rail and shelving. Coved ceiling. Radiator. Door leading to

En-suite Shower Room/WC. 8'3" x 5'8" (2.52m x 1.74m) Fitted with a modern white suite comprising a curved corner shower cubicle with a chrome shower fitting, tiled surround and glazed screens. Pedestal wash basin with a tiled splash back and a mirror with light and shaver socket over. Close couple WC. Chrome ladder style heated towel rail. Coat hooks. Extractor fan. Obscure double glazed window.

Bedroom 2. 9'9" x 8'9" (2.98m x 2.68m) Double glazed window to the front. Freestanding wardrobe matching the room decor. Coved ceiling. Radiator.

Bedroom 3. 9'2" x 7'11" (2.80m x 2.42m) plus depth of the fitted wardrobes. An L-shaped room with a double glazed window to front. Fitted book/display shelving. Fitted wardrobes with a central mirror, hanging rail and shelving. Coved ceiling. Radiator

Bathroom/WC. 9'9" x 5'6" (2.98m x 1.68m) Fitted with a modern white suite comprising a shaped bath with a Mira shower over and a curved glass screen with tiled surrounds. Pedestal wash basin with a tiled splashback, mirror with a light and shaver socket over. Close couple WC. Chrome ladder style heated towel rail. Extractor fan. Coved ceiling. Obscure double glazed window to the rear.

Outside.

Small front garden ideal for potted plants with a low wall and railing surround.

To the rear of the property is a **Store/Utility Room** 9'8" x 4'9" (2.95m x 1.46m) with a pvc door, housing the Glow- worm gas fired boiler (approximately two years old). Small yard area for bin storage.

Rear Garden/Parking Area. A gravelled area that can be used for parking for one (possibly 2 small cars) or as a garden area. A wide tarmac rear access lane leads to Petitor Road.

Council Tax Band B (£1,577.65 2022/23).

Energy Performance Rating Band D.

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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