



Ridgewater

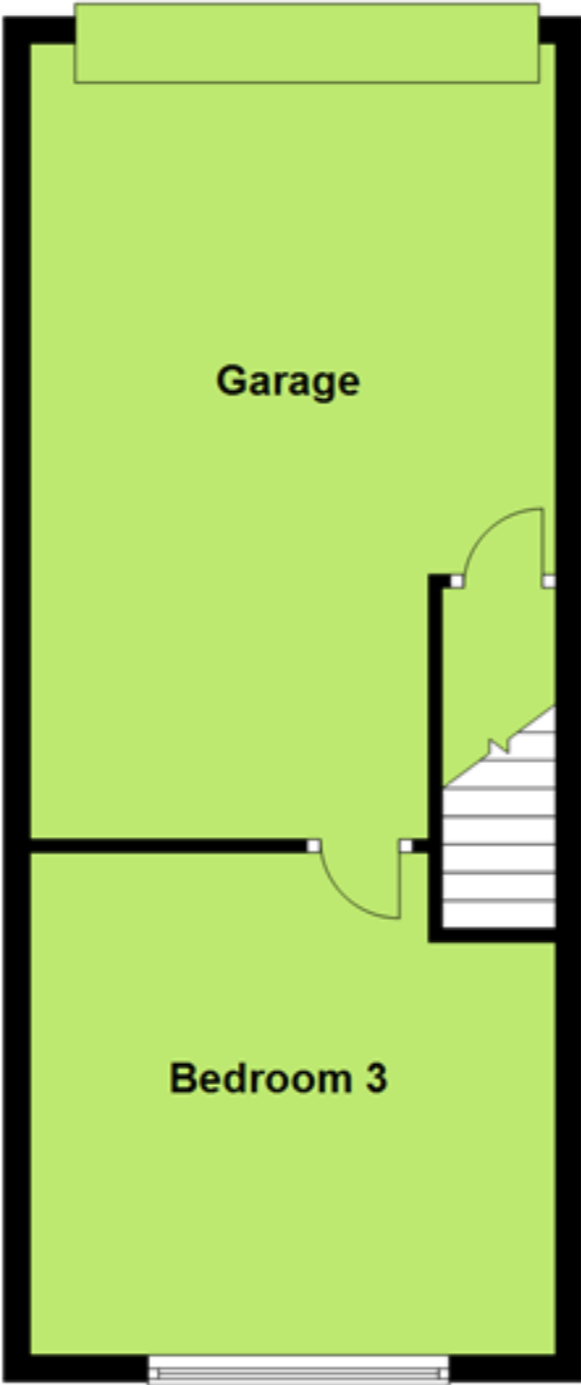
Local • Independent • Experts

**3 Bedroom End Terrace House for Sale in Lower Woodfield
Road, Torquay**

£299,000

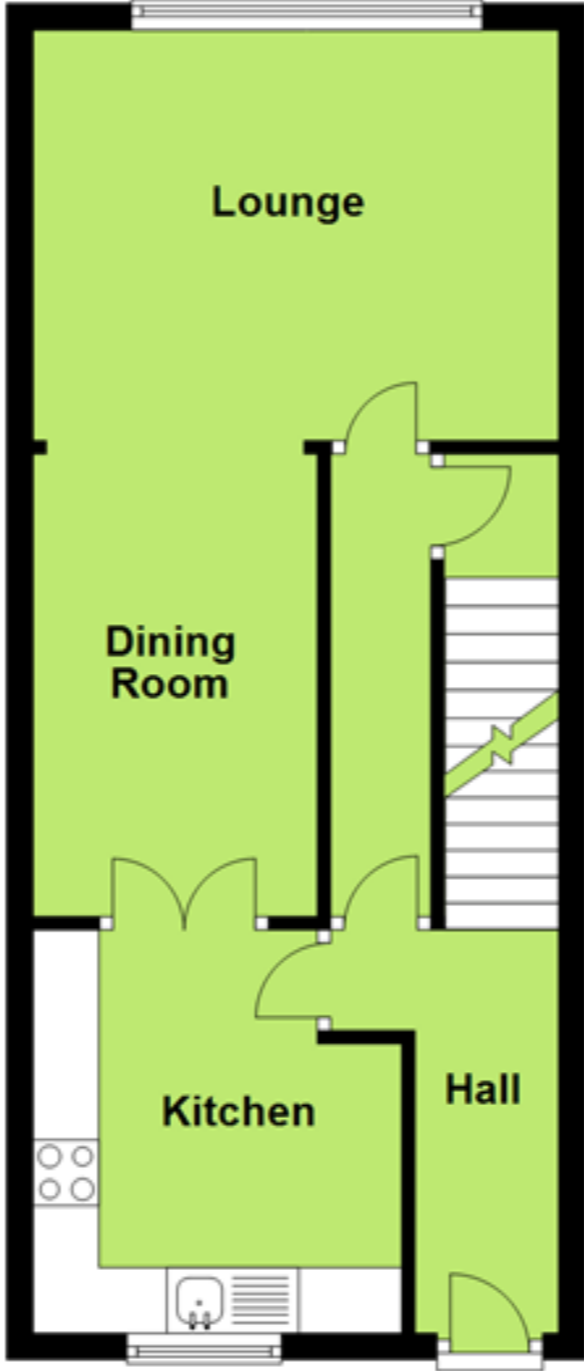
FLOOR PLAN

Lower Ground Floor



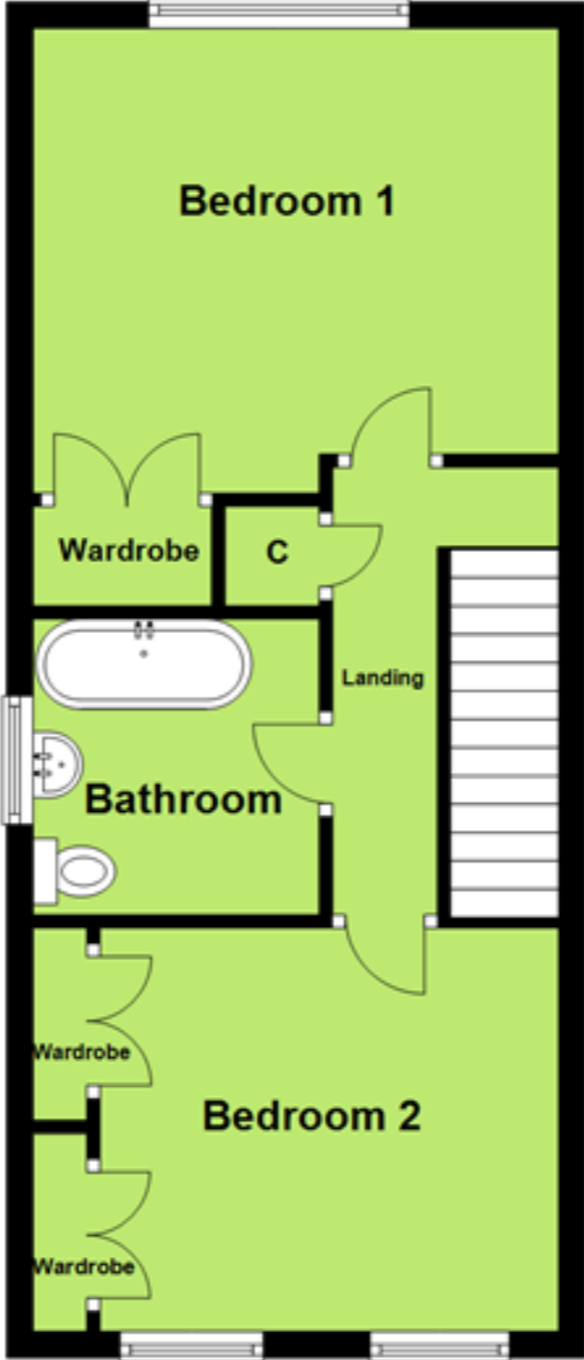
FLOOR PLAN

Ground Floor



FLOOR PLAN

First Floor



DESCRIPTION

End terrace townhouse | Large integral garage | Accommodation over three floors | Reception hall | Sitting room | Dining room | Kitchen | Three bedrooms | Bathroom/WC | Gas central heating | Double glazing | Low maintenance front garden | Tucked away convenient location | EPC C

In a tucked away yet convenient location, the property comprises an end of terrace townhouse with an integral garage.

Located in the popular Lincombes area of Torquay, Lower Woodfield Road is well placed for nearby amenities at Lisbon Square which include a general convenience store, takeaway, restaurant hair salon and bus stop. Torquay Harbourside is also nearby with a further range of shopping facilities, restaurants, bars and waterfront.

Approached from the road there is a low maintenance front garden with pathway leading to the front door and once inside, the reception hallway leads to the ground floor accommodation which comprises a sitting room to the rear aspect, dining room and kitchen. On the first floor a landing leads to two double bedrooms, both with built-in wardrobes, and there is a bathroom/WC. On the lower ground floor is a further double bedroom which also offers excellent work from home/office space and a large integral garage. An inspection is highly recommended in order to appreciate the accommodation and offer and the superb location.

Canopied entrance with light point and UPVC obscure glazed door to

RECEPTION HALL - 1.73m x 1.09m (5'8" x 3'7")

Coved and textured ceiling with light point, stairs with handrail to first floor, radiator, door to inner hallway, door to

KITCHEN - 3.07m x 2.79m (10'1" x 9'2")

Coved and textured ceiling with spotlight, UPVC double glazed window to front aspect. Fitted kitchen comprising a range of base and drawer units with roll edges work surfaces over, inset electric hob with extractor over, inset 1.5 bowl sink and drainer with mixer tap over, tiled surrounds, matching wall cabinets, built-in eye

level electric oven, space and plumbing for washing machine, space upright fridge freezer, radiator with thermostat control, double doors to,

DINING ROOM - 3.53m x 2.18m (11'7" x 7'2")

Coved and texture ceiling with light point, radiator with thermostat control, archway to

SITTING ROOM - 4.11m x 3.12m (13'6" x 10'3")

Coved and textured ceiling with light point, UPVC double glazed window to rear aspect, radiator with thermostat control, TV connection point, fireplace with electric fire, door to

INNER HALLWAY - 3.51m x 0.76m (11'6" x 2'6")

Coved and textured ceiling with light point, door leading to lower ground floor,

BEDROOM THREE - 3.48m x 3.07m (11'5" x 10'1")

Light point, UPVC obscure glazed window, radiator. Door to garage.

FIRST FLOOR LANDING - 3.4m x 1.7m (11'2" x 5'7")

Coved and textured ceiling with light point, smoke detector access to loft space, airing cupboard housing the hot water cylinder with slatted shelving over, doors to

BEDROOM ONE - 4.14m x 3.84m (13'7" x 12'7")

Coved and textured ceiling with pendant light point, UPVC double glazed windows to front aspect, radiator with thermostat control, built-in double wardrobes.

BEDROOM TWO - 4.11m x 3.53m (13'6" x 11'7")

Coved and textured ceiling with pendant light point, UPVC double glazed window to rear aspect, radiator with thermostat control, built-in double wardrobe.

BATHROOM/WC - 2.24m x 2.18m (7'4" x 7'2")

Coved and textured ceiling with pendant light point, UPVC obscure glazed window, heated towel rail. Comprising panelled bath with shower over, pedestal wash hand

basin, close coupled WC, part tiled walls, shaver socket.

OUTSIDE

FRONT

At the front of the property is an enclosed garden laid to stone chippings for ease of maintenance and enclosed by block wall with a paved pathway leading to the covered entrance and the front door. Outside tap.

REAR

To the rear of the property is access to,

INTEGRAL GARAGE

Metal up and over door, light point, Storage cupboard, power sockets. Door to bedroom three.

EPC D

COUNCIL TAX C

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





Paignton Office

Ridgewater Sales & Lettings

1 Manor Corner Preston TQ3 2JB

Tel: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk



Torquay Office

Ridgewater Sales & Lettings

79 Babbacombe Rd Torquay TQ1 3SR

Call: 01803 525 100

Web: www.ridgewater.co.uk

Email: enquiries@ridgewater.co.uk

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.