

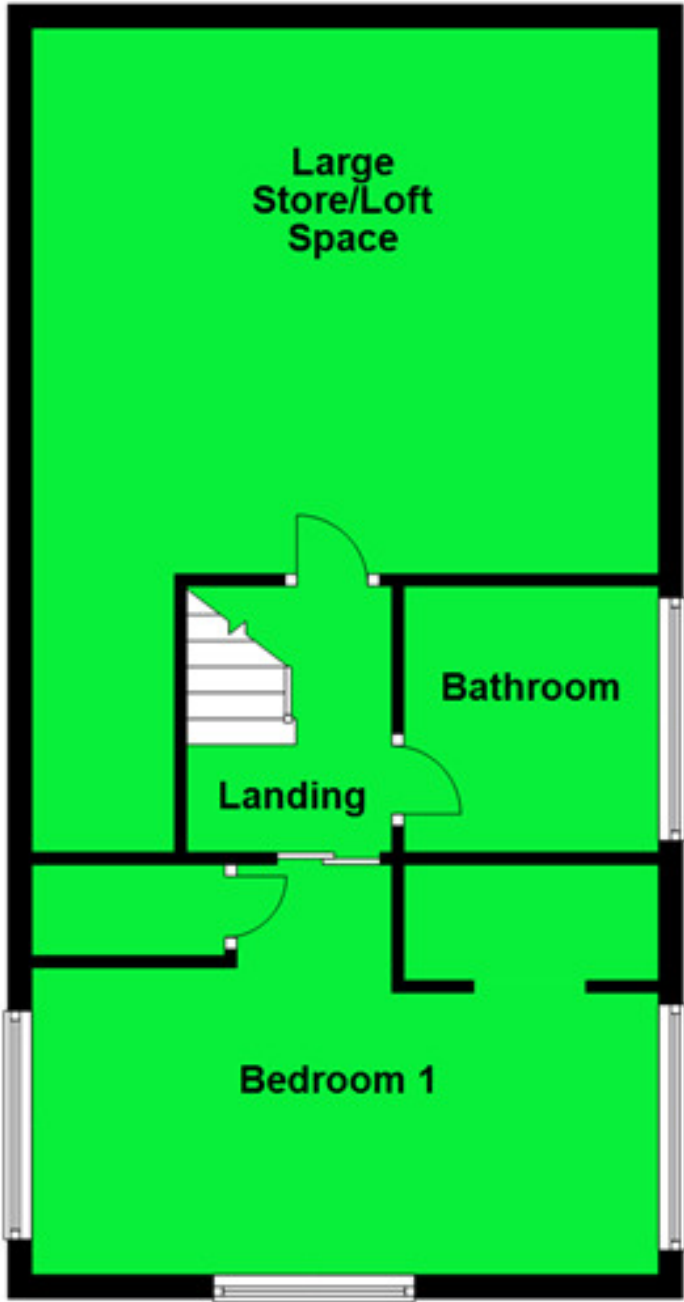


Ridgewater
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**4 Bedroom Semi-Detached House for Sale in Teignmouth
Road, Torquay**
£325,000

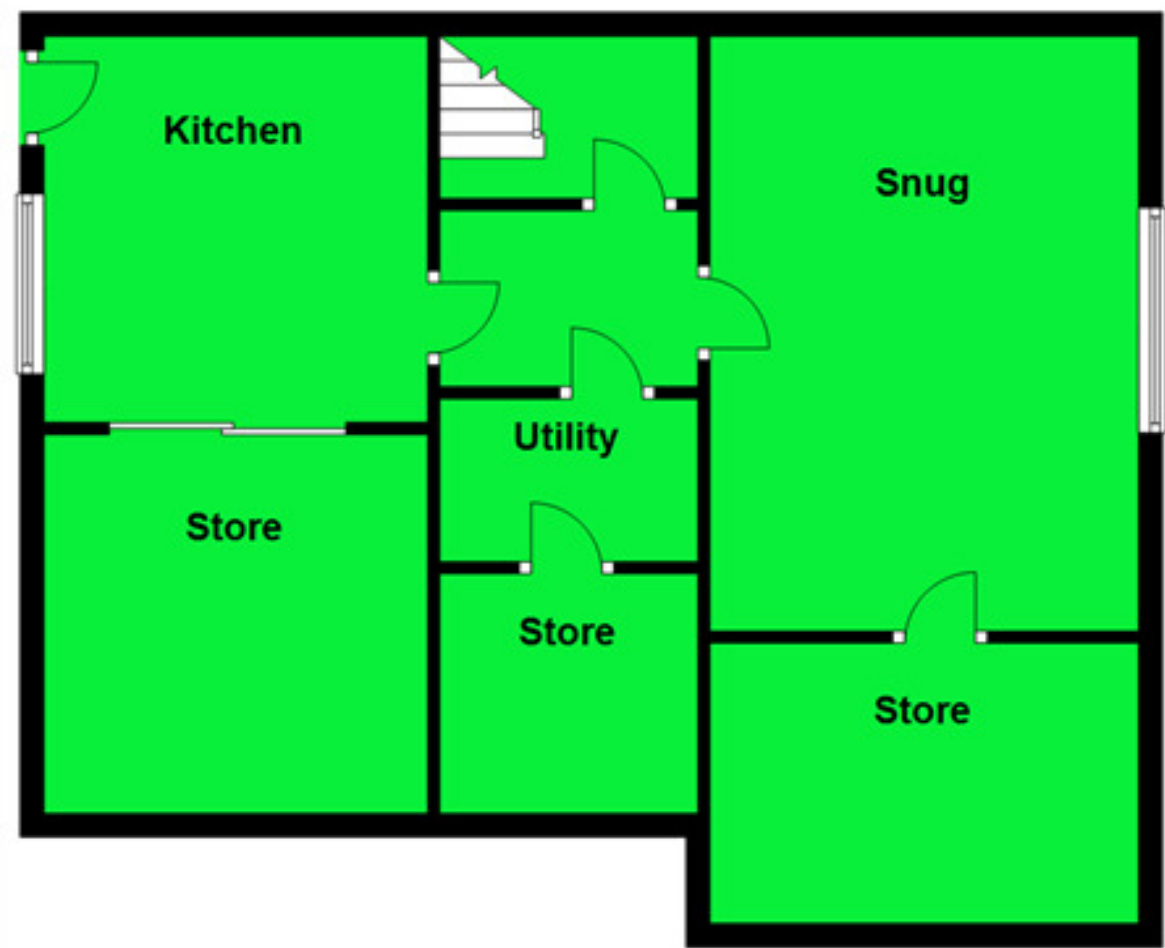
FLOOR PLAN

First Floor



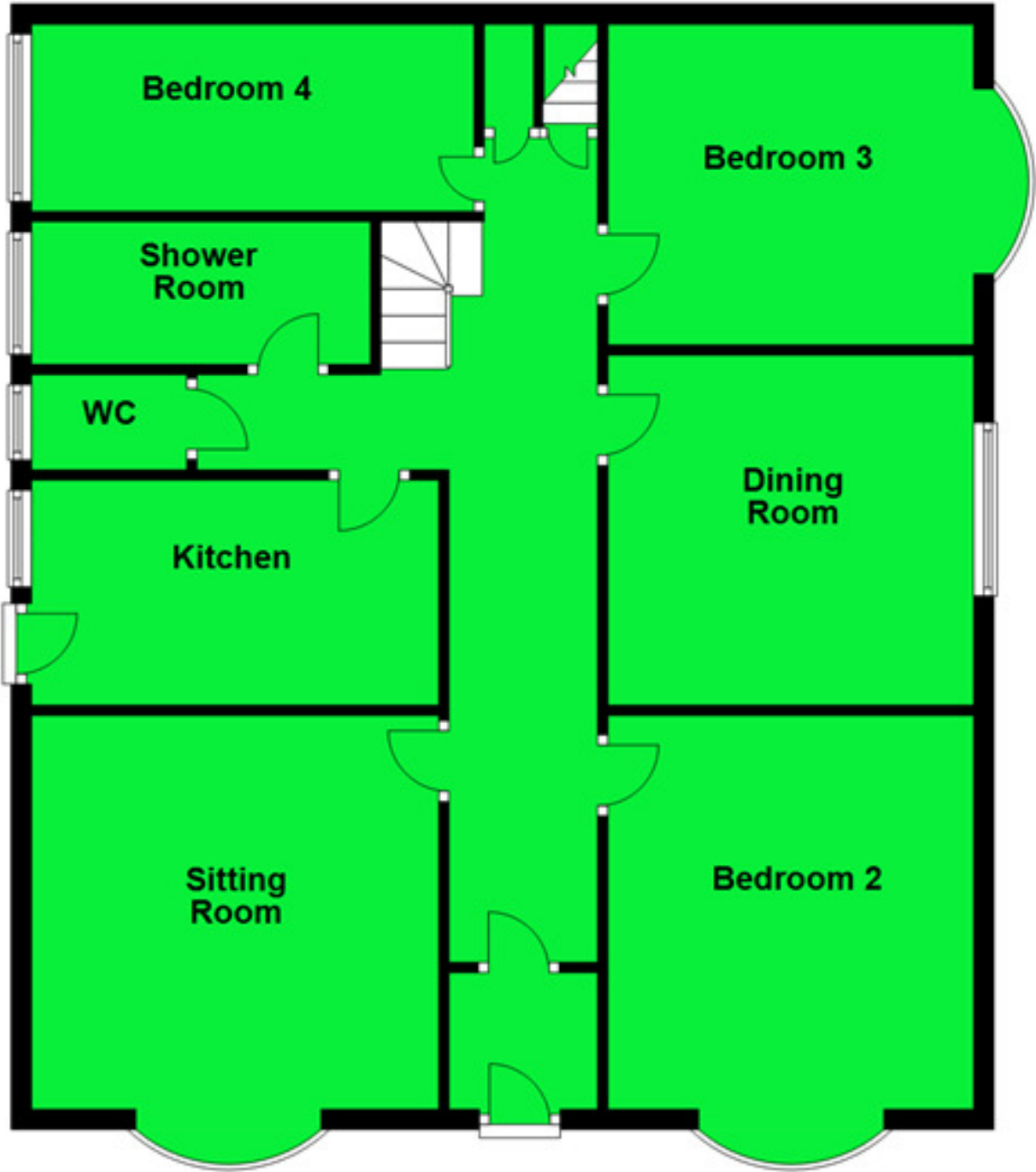
FLOOR PLAN

Lower Ground Floor



FLOOR PLAN

Ground Floor



DESCRIPTION

A spacious semi-detached family home offering versatile accommodation over three floors | Sitting room | Dining room | Kitchen | Snug | Large store rooms | Four large bedrooms | Shower room | bathroom | Parking | Easy maintenance garden | EPC D

DESCRIPTION

A spacious semi-detached family home offering versatile accommodation arranged over three floors. The ground floor offers enclosed entrance porch, inner hall, sitting room, dining room, three ground floor bedrooms, kitchen, shower room and separate WC. The first floor comprises, large double bedroom, bathroom and attic/store space (Ideal for storage or further extending subject to necessary permissions) In addition to this accommodation the property has further lower ground rooms, snug, kitchen, utility and workshop/under house store room. Externally the property offers parking to the front and easy maintenance garden to the side. The property accommodation would work for multi-generation family living.

Timber front door into

ENCLOSED ENTRANCE PORCH - 1.47m x 1.35m (4'10" x 4'5")

With wall mounted electric meter, panelled door to

INNER HALL - 7.9m x 1.47m (25'11" x 4'10")

With radiator, stairs leading to first floor and stairs leading to lower ground floor, understairs storage cupboard, doors to all principal rooms, two ceiling light points.

SITTING ROOM - 4.09m x 3.91m (13'5"max x 12'10" into bay)

With Bay fronted window to the front aspect, ceiling light point, radiator, TV aerial point, picture rail.

DINING ROOM - 4.37m x 3.45m (14'4" x 11'4")

With radiator, ceiling light point, uPVC double glazed window to side aspect, feature fireplace with tiled surround and timber mantle.

KITCHEN - 4.04m x 2.24m (13'3" x 7'4")

With matching wall, base and drawer units, with timber door to the side giving access to the garden, vinyl flooring, space for upright fridge/freezer, inset four ring gas hob with electric oven below, inset stainless steel sink with monobloc mixer tap, radiator, directional ceiling spotlights, partly tiled walls.

BEDROOM 2 - 3.89m x 3.61m (12'9" into bay x 11'10")

Double bedroom with ceiling light point, uPVC double glazed window to front aspect, radiator, wash hand basin with vanity unit below.

BEDROOM 3 - 3.61m x 3.23m (11'10" x 10'7")

Double bedroom with radiator, uPVC double glazed window to side aspect, wash hand basin with vanity unit.

BEDROOM 4 - 3.86m x 1.85m (12'8" x 6'1")

With laminate wood effect flooring, window to the side, radiator, ceiling light point, built-in wardrobes.

SEPARATE W.C

With low level W.C, wall hung wash hand basin, vinyl flooring, window to the side, partly tiled walls, ceiling light point.

SHOWER ROOM - 2.46m x 1.42m (8'1" x 4'8")

With walk-in shower with electric shower unit, low level close coupled W.C, wash hand basin, radiator, vinyl flooring, window to the side, tiled walls, airing cupboard with immersion tank and slatted shelving.

FIRST FLOOR LANDING - 2.26m x 1.73m (7'5" x 5'8")

With doors to bedroom, bathroom and store room and wall light point.

BEDROOM 1 - 5.97m x 3.48m (19'7" x 11'5")

Large double bedroom with triple aspect with window to the front and sides, radiator, ceiling light point, smooth finished ceiling, cupboard with hanging rail, walk-in store with two hanging rails.

BATHROOM

With low level W.C, pedestal wash hand basin with mixer taps, corner bath with whirlpool jets and electric shower over, tiled walls, bidet, radiator, inset ceiling spotlights, shaver point, obscure window to side aspect.

LARGE STORE/LOFT AREA – 5.31m x 4.62m (17'5" max x 15'2" max)

Boarded with light. Ideal for storage or with potential to be converted to additional accommodation subject to the necessary permissions required.

LOWER GROUND FLOOR HALLWAY – 3.35m x 1.83m (11'0" x 6'0")

With doors to kitchen, utility and snug, understairs storage cupboard, ceiling light point.

SNUG – 5.03m x 3.63m (16'6" x 11'11")

With exposed beams, window to the side aspect, ceiling light point, TV aerial point, access to large underhouse store.

UTILITY – 1.73m x 1.68m (5'8" x 5'6")

With light and power, space for fridge/freezer, shelving and access to further underhouse store.

KITCHEN – 3.28m x 3.25m (10'9" x 10'8")

With matching wall, base and drawer units with roll edged work surfaces over, tiled flooring, inset stainless steel sink with matching drainer, two ceiling strip lights, space and plumbing for washing machine, four ring gas hob with built-in high level

electric oven and grill, space and plumbing for dishwasher, window to the side, uPVC double glazed door to the rear, sliding door to the workshop/store room which has light and power.

OUTSIDE

FRONT

To the front of the property there is a low level stone wall with raised bark chipping bed, concrete path to front door.

SIDE

To the side of the property there a garden laid to concrete and patio for ease of maintenance and terraced over three levels and enclosed by panelled fencing and block wall. Outside tap and wrought iron gate to the front.

PARKING

Hardstanding for off road parking to the side.

EPC D

COUNCIL TAX D

NOTE: These particulars are intended only as a guide to prospective Tenants to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Tenant must satisfy himself by inspection or otherwise as to the correctness of the particulars contained.

PHOTOS





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