



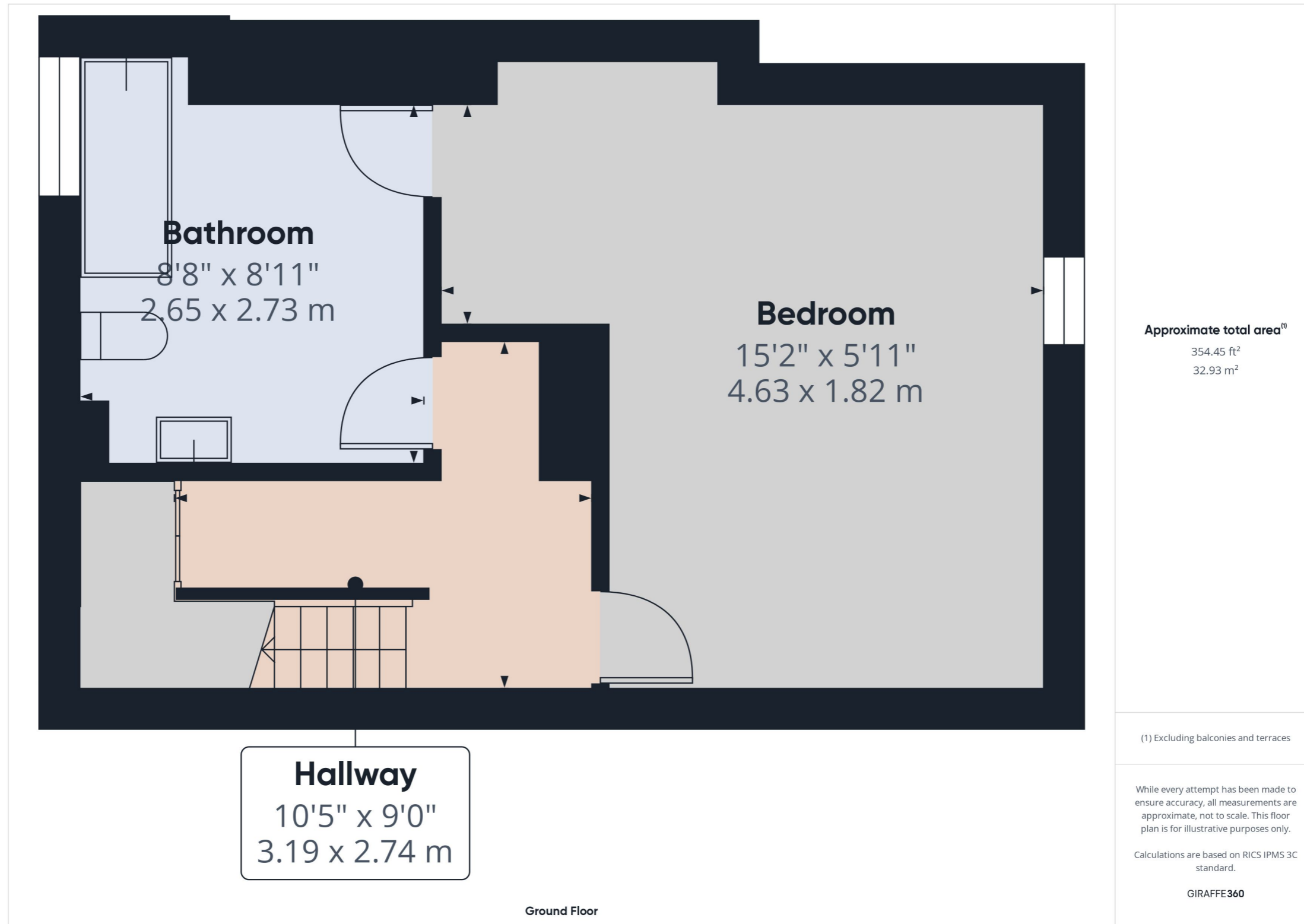
Ridgewater

Local • Independent • Experts

**3 Bedroom Semi-Detached House for Sale in Parkfield
Road, Torquay**

£210,000

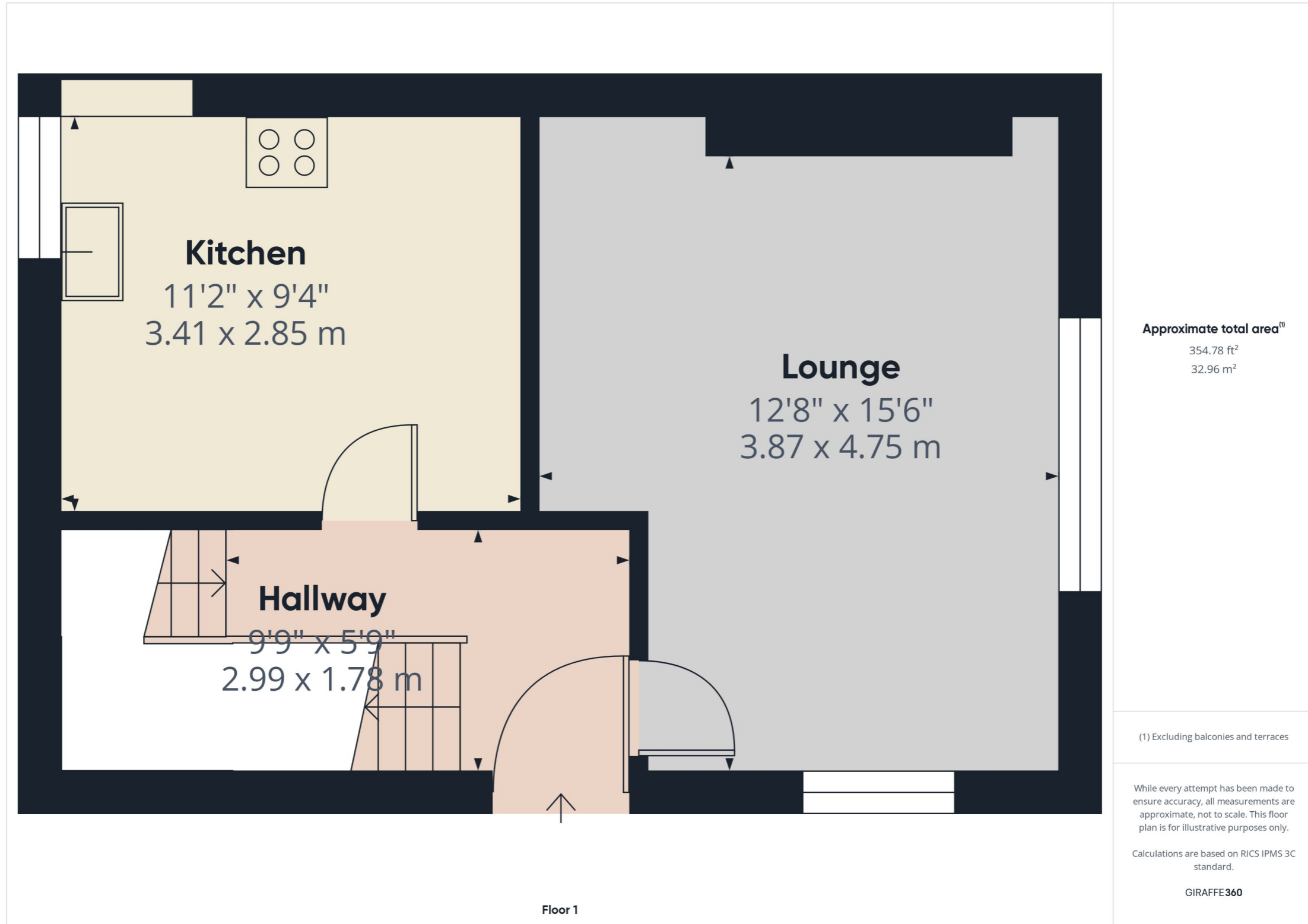
FLOOR PLAN



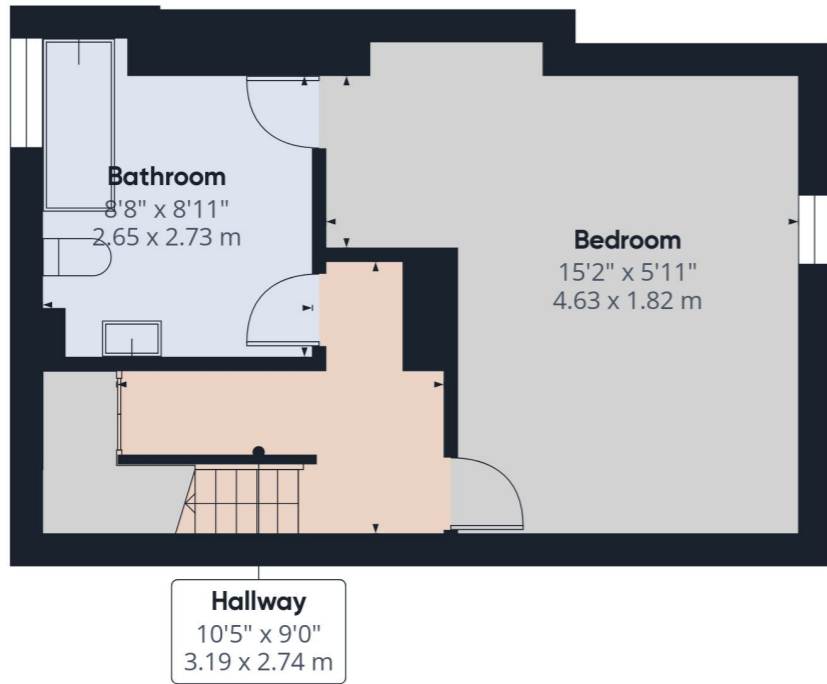
FLOOR PLAN



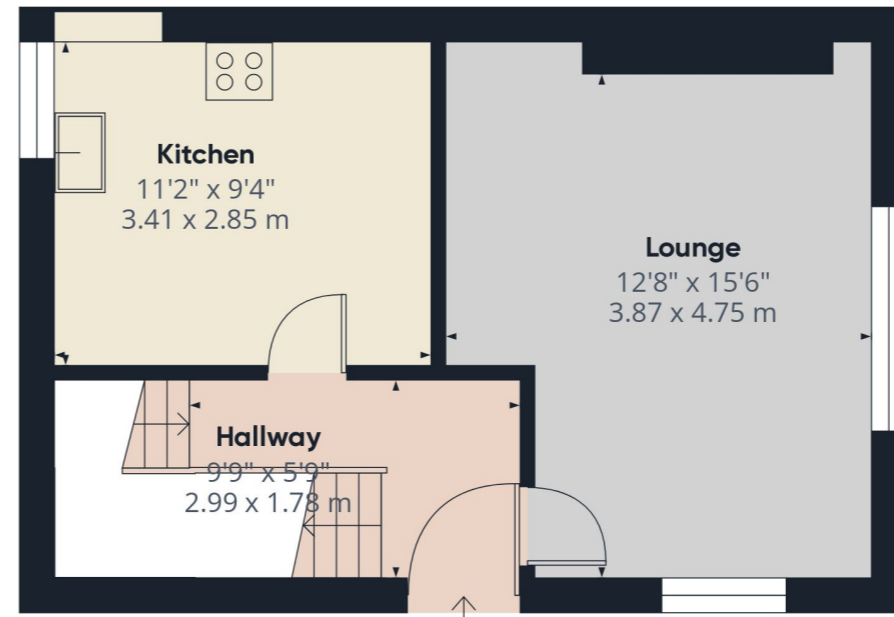
FLOOR PLAN



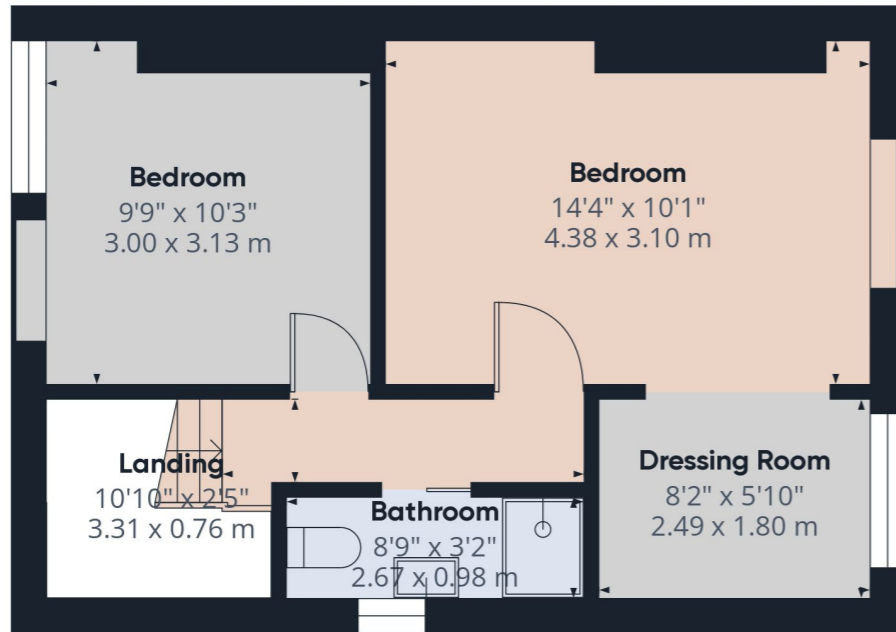
FLOOR PLAN



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾
1066.9 ft²
99.12 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

Immaculate 3 Bedroom End of Terrace House in Central Torquay, nestled in a prime central location, this beautifully modernised 3 bedroom end of terrace house offers the perfect blend of contemporary style and practicality. With bright, spacious living areas and a versatile layout, this home is ideal for first-time buyers or those looking to downsize without compromising on quality.

Key Features

Entering through the Upvc front door into the hallway, stairs lead to the first floor and down to the basement level, door lead to:

Spacious Room 15'6" x 12'8" (4.75m x 3.87m) Ideal as either a lounge or bedroom, this room offers a bright and welcoming space, perfect for relaxing or entertaining guests with dual aspect windows to the side and front and a radiator.

Modern Kitchen/Breakfast Room 11'2" x 9'4" (3.41m x 2.85m) Featuring sleek, stylish fittings and ample storage for all your culinary essentials. Range cooker, built in fridge/freezer, plumbing for a washing machine and breakfast bar.

Stairs to lower floor hallway with doors to

Flexible Lower Ground Floor 15'2" x 14'11" (4.63m x 4.56m) (max into L Shape) Ideal as either a lounge, a generously sized room that can be used as either a lounge or as an occasional bedroom, window with lightwell to the front.

Bathroom Suite 8'11" x 8'8" (2.73m x 2.65m) with bath, sink and toilet. Window to the rear.

1st Floor landing with doors to:

Main Bedroom 14'4" x 10'1" (4.38m x 3.10m) Built in wardrobes, window to the front, arch to

Dressing Room 8'2" x 5'10" (2.49m x 1.80m) with window to the front

Second Bedroom 10'3" x 9'9" (3.13m x 3.00m) with window to the rear

Shower Room 8'9" x 3'2" (2.67m x 0.98m) A modern shower room upstairs ensures convenience and caters perfectly to the home's layout.

Location Highlights

Convenience is at the heart of this home's appeal. Situated a short walk from Torquay Town Centre and coach station, you'll enjoy easy access to a wide array of shops, restaurants, and transport links.

Freehold

EPC C

Council Tax B

Material Information

Surface water - Yearly chance of flooding - VERY LOW

Flood Risk - Rivers and the sea - Yearly chance of flooding - VERY LOW

Groundwater - Flooding from groundwater is unlikely in this area.

Reservoirs - Flooding from reservoirs is unlikely in this area.

Broadband - Standard, Superfast and Ultrafast available

Mobile Indoor Voice/data EE Limited/Limited Three Limited/Limited O2 Likely/Likely Vodafone Likely/Likely

Mobile Outdoor Voice/data EE Likely/Likely Three Likely/Likely O2 Likely/Likely Vodafone Likely/Likely

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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