



Three Bedroom Mid Terrace House In A Level And Convenient Location Close To Amenities, Offering Versatile Living Accommodation, Modern Bathroom, Courtyard Garden And On Street Parking – An Ideal First Time Buy Or Investment Opportunity.

8 Parkfield Road | Torquay | TQ1 4AN

**complete.**

thoroughly good property agents



PROPERTY TYPE  
Terraced House



SIZE  
91 sq ft



LOCATION  
Town



AGE  
1920s to 1930s



BEDROOMS  
3



RECEPTION ROOMS  
2



BATHROOMS  
1



WARMTH  
Gas Central Heating



PARKING  
On Road Parking



OUTSIDE SPACE  
Garden, Patio



EPC RATING  
TBC



COUNCIL TAX BAND  
B



### in a nutshell...

- Ideal First Time Buy Or Investment Opportunity
- Two Reception Rooms Offering Flexible Living Space
- Modern Ground Floor Bathroom Suite
- Fitted Kitchen With Five Ring Gas Hob
- UPVC Double Glazing Throughout
- Gas Central Heating
- Low Maintenance Rear Courtyard Garden
- Rear Service Lane Access
- Level Location Close To Local Amenities And Transport Links





## the details...

Situated on the popular Parkfield Road in Torquay, this three bedroom mid terrace home presents a fantastic opportunity for first time buyers or investors alike. Positioned in a level location close to local amenities, the property offers flexible accommodation and a low maintenance outdoor space.

A UPVC double glazed front door opens into an entrance porch, with a further door leading into the entrance hallway. From here, you are given access to the front reception room featuring a UPVC double glazed window and central heating radiator. This versatile space could be used as a lounge, dining room or even an additional bedroom if required.

To the rear, there is a further living room with a UPVC double glazed window overlooking the garden and a central heating radiator. The hallway also features tiled flooring, stairs rising to the first floor, and an arched opening leading into the kitchen.

The kitchen is fitted with a range of matching base units with work surfaces over, an inset sink with mixer tap, five ring gas hob, extractor fan and metro tile splashback. There is space and plumbing for white goods, a central heating radiator, and a UPVC double glazed window to the rear. A UPVC door provides direct access to the rear courtyard garden.

Leading from the kitchen is a modern bathroom suite comprising a white three piece suite with underfloor heating, including a walk-in shower with both handheld attachment and main shower over. The bathroom also benefits from spotlights to the ceiling, obscure double glazed window, ceramic wash basin with vanity storage drawers and mixer tap, LED light mirror with electric toothbrush charging point, extractor fan, chrome heated towel rail, low level WC, PVC panel surrounds and a cupboard housing the boiler.

On the first floor, a spacious landing with a UPVC double glazed window to the rear provides access to three bedrooms – two doubles and a further single – along with access to the loft space.

Externally, the property enjoys a low maintenance patio courtyard garden with seating areas, storage shed and a gate providing access to the rear service lane. To the front, there is on street parking.



Torquay is a thriving seaside town set within Devon's English Riviera, a UNESCO world heritage site. The area is renowned for its palm trees, bustling harbour, international marina, sandy beaches and excellent selection of cafes, restaurants and bars.

There are also well regarded schools, healthcare facilities including Torquay Hospital, and excellent transport links with easy access to the A380 connecting to the M5, as well as train and bus stations.

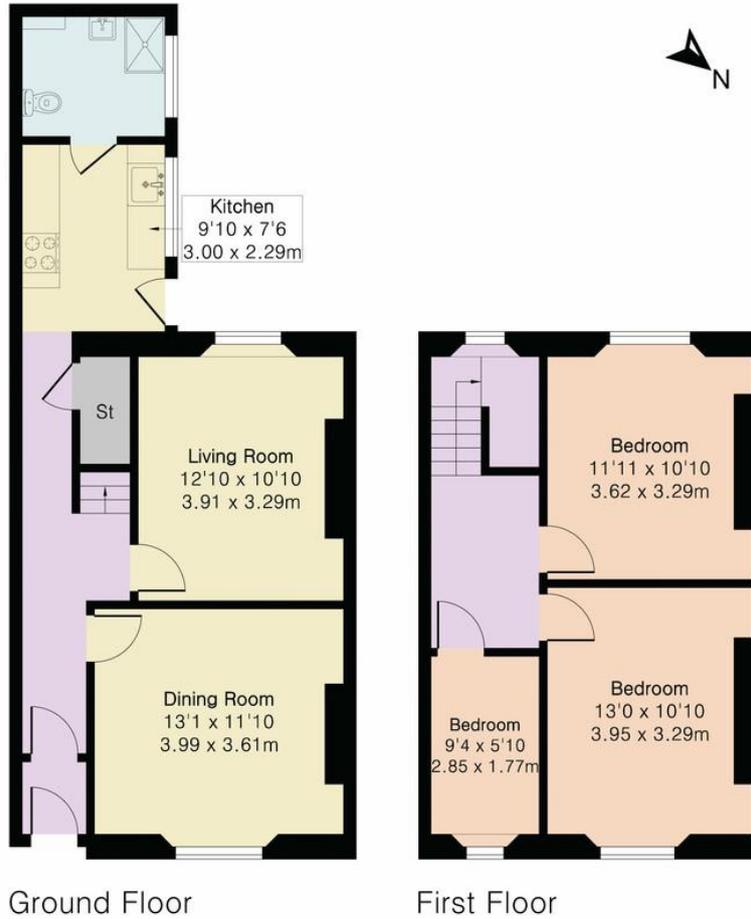


the floorplan...

**Approximate Gross Internal Area 982 sq ft - 91 sq m**

Ground Floor Area 558 sq ft – 52 sq m

First Floor Area 424 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





## Property Information

Tenure: Freehold

Council Tax Band: B - Torbay Council  
(£1,819.88)

Services: Mains Electric, Gas, Water And  
Drainage

EPC: TBC



## the location...

### Travel

Upton Post Office, Lymington Road  
0.09 mi • Bus stop or station

Upton Road  
0.09 mi • Bus stop or station

Coach Station, Lymington Road  
0.10 mi • Bus stop or station

Torre Rail Station  
0.40 mi • Train station

### Schools

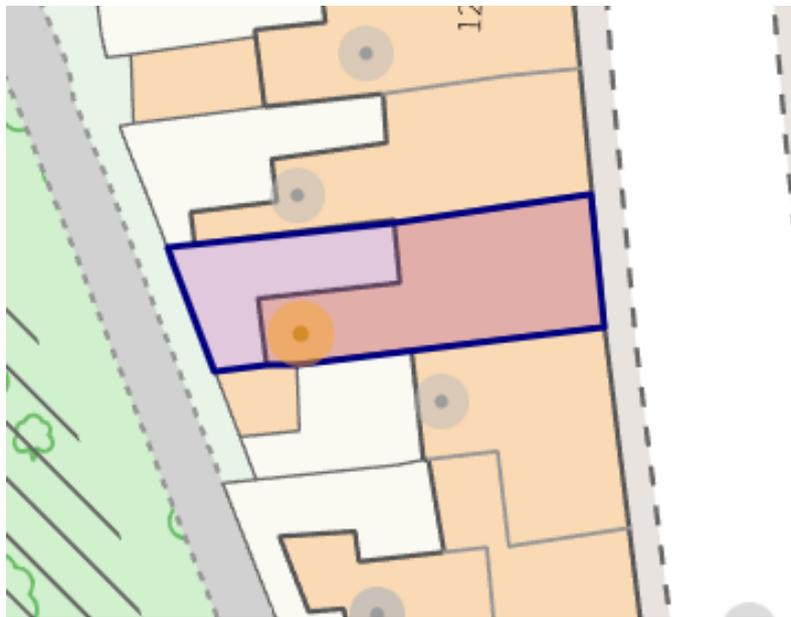
Upton St James Cofe Primary School  
0.11mi • Primary

Torre Church Of England Academy  
0.34mi • Nursery

Torquay Academy  
0.46mi • Secondary

Please check Google maps for exact distances and travel times.

**Property postcode: TQ1 4AN**



Our note. For clarification we have prepared these sales particulars as a general guide and have not carried out a detailed survey nor tested the services, appliances or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property. These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Complete Property Services has the authority to make or give any representation or warranty in respect of the property.

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