



Barton Hill Road

Barton, Torquay

£275,000 Freehold

- RECEPTION HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM/BED 3
- KITCHEN
- 2 DOUBLE BEDROOMS
- BATHROOM
- HOME OFFICE/HOBBIES ROOM
- GARDEN & TERRACE
- GARAGE & DRIVEWAY PARKING
- EPC - D

Set in a good sized plot, Woodlands enjoys a private south west facing garden that has been designed to keep work to the minimum and features a large paved sun terrace, an added attraction is the similarly sunny smaller terrace accessed from the sitting room patio doors.

The very bright DETACHED BUNGALOW whose accommodation is fully double glazed, centrally heated and an added bonus is a large centrally heated room at garden level that would make an ideal office/hobbies room.

Well placed on the fringe of Torquay yet only a short walk to local shops and with a regular bus service running past the door accessing Torquay town.

Barton Hill Road

Barton, Torquay, TQ2 8LA

ENTRANCE PORCH - Spacious open porch with flagstone flooring leading to the PVUu double glazed front door with patterned obscure glass and matching side panel. This open to a:-

RECEPTION HALLWAY - T-shaped reception hallway with radiator, coved ceiling and access to the roof space. Airing cupboard with shelving for linen. Radiator. An attractive part glazed timber door opens to the:-

SITTING ROOM - 18' 0" x 12' 1" (5.5m x 3.7m) - Features polished limestone fireplace with fitted gas fire, two radiators, coved ceiling, large double glazed picture window overlooking the side garden and on the south-west side the full wall featuring double glazed sliding patio doors and windows looking across Torquay enjoying pleasant woodland views. Attractive timber part glazed door to:-

DINING ROOM/BEDROOM 3 - 14' 9" x 10' 2" (4.5m x 3.1m) - Light beech veneer flooring, radiator, PVCu double glazed picture window overlooking the garden across Torquay and the nearby woodland. Coved ceiling, telephone point. Hatch to the kitchen. Timber panelled glazed door to the:-

KITCHEN - 11' 9" x 10' 5" (3.6m x 3.2m) - Fitted with modern cream fronted units with laminate work surface incorporating full range of storage cupboards and drawers. Integrated cooker hood, recess for washing machine and gas stove, space for American sized fridge and freezer. Connection for automatic washing machine, towel rack, stainless steel sink unit with mixer tap, tiled surrounds to work surface areas, coved ceiling, radiator, ceramic tiles to flooring, ceiling downlighters, PVCu double glazed door with obscure glass opening to the garden and side pathway.

BEDROOM 1 - 14' 5" x 11' 9" (4.4m x 3.6m) - Veneer timber flooring, PVCu double glazed picture window overlooking the front driveway with views towards Great Hill. Coved ceiling, radiator.

BEDROOM 2 - 15' 1" x 10' 2" (4.6m x 3.1m) - Veneer timber flooring, coved ceiling, radiator. Double glazed picture window overlooking the front driveway and garden.





BATHROOM - 8' 6" x 7' 2" (2.6m x 2.2m)

Spacious bathroom with panelled bath with twin hand grips, pedestal wash hand basin, close couple WC, large corner shower unit with safety glass screens. Medicine cabinet, fully tiled walls, ceiling downlighters, PVCu double glazed window with obscure glass, chrome heated towel rail and second large chrome towel rack./radiator.

HOME OFFICE/HOBBIES ROOM - 17' 8" x 11' 9" (5.4m x 3.6m) - Beneath the property there is a third room that could fairly easily be connected to the main bungalow. At present with separate PVCu double glazed entrance door and window. This useful room has granite tiled flooring, radiator, coved ceiling. Door to a large walk-in storeroom housing the Premier Plus insulated hot water tank. Electric light.

CELLER - Useful cellar storeroom with PVCu double glazed with gas boiler for domestic heating and hot water and with power points and electric light.

COUNCIL TAX BAND - 'D' (Torbay Council)

DIRECTIONS: SAT NAV: TQ2 8LA. On entering Torquay from Newton Abbot on Riviera Way, turn left into Browns Bridge Road. At the roundabout continue straight across to the next roundabout and straight across again remaining on Brownsbridge Road. Follow the road up the hill and straight across the next roundabout into Beechfield Avenue and at the traffic lights turn left into Barton Hill Road and the property will be found on your left hand side.

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