

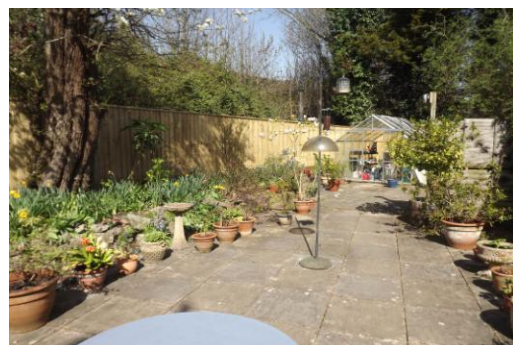
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Gargan & Hart

Estate Agents



Rathmore Road | Chelston | Torquay | TQ2 6NZ

OIEO £475,000

Experienced Estate Agents working for you.





Conveniently located in one of Torquay's most desirable suburbs and within walking distance of Torquay seafront, local shops and public transport is this exceptionally spacious period semi-detached Villa. The property offers a good deal of versatility, with potential to put your own stamp on it to create a fantastic family home or to use it as a home with income. The property also benefits from gas fired central heating and UPVC double glazing. Outside, there is a large parking area for 8-10 vehicles with predominantly level and easy to maintain gardens to the front and rear. Viewing is highly recommended to fully appreciate this superb home.



MAIN ENTRANCE

Obscure glazed main entrance door with window over and outside lights opening to:-

ENTRANCE VESTIBULE

Dado rail. Part glazed door with matching side panels and window over opening to:-

RECEPTION HALL

A spacious and welcoming area with stairway to first floor with attractive balustrading. Radiator, coved ceiling. Doors to Inner Hallway, Sitting Room and Lounge.

SITTING ROOM

15' 08" x 14' 06" (4.78m x 4.42m)

A spacious light and airy room with three UPVC double glazed windows to walk-in bay window, with attractive outlook to front, radiator, picture rail, ornate coved ceiling.

LOUNGE

18' 09" into bay x 13' 04" (5.72m x 4.06m)

Another spacious reception room with walk-in bay window, UPVC double glazing and attractive outlook to front, feature fireplace with fitted living flame gas fire, radiator, two wall light points, picture rail, ornate coved ceiling.

INNER HALLWAY

Obscure glazed door to Rear Hallway, door leading to two further Reception Rooms. Door to:-

STUDY

UPVC double glazed window to rear aspect, radiator, shelving to recess.

REAR HALLWAY

Doors to Utility Room, Cloakroom/WC, Dining Room and Kitchen.

UTILITY ROOM

Plumbing for automatic washing machine, space for tumble dryer. Door to small courtyard area.

CLOAKROOM/WC

White suite comprising low level WC, wash basin with mixer tap set in vanity unit, part ceramic tiling to walls, extractor fan.

DINING ROOM

23' 01" x 18' 02" (7.04m x 5.54m)

A very spacious light and airy room with two double glazed French doors leading out to rear garden, radiator, wall mounted gas fired convector heater, five wall light points. Built-in bar with downlighters, storage cupboard and shelving. Door to Kitchen.





KITCHEN

9' 07" x 9' 02" (2.92m x 2.79m)

Overhead skylight, UPVC part panelled and obscure double glazed door, with adjoining UPVC double glazed window, leading out to rear garden. Modern range of fitments comprising white gloss base and drawer units with rolled edge work surfaces and tiled splashbacks, inset stainless steel single drainer sink unit with mixer tap, further inset stainless steel circular sink unit with mixer tap. Freestanding six ring gas cooker with overhead grill, matching range of wall cabinets, part ceramic tiling to walls, ceramic tiled floor. Door to Reception Room 2, further door to:-

WALK-IN LARDER

Light and power with useful shelving and space for fridge freezer.

RECEPTION ROOM 2

14' 06" x 13' 06" (4.42m x 4.11m)

Two UPVC double glazed windows to side aspect, UPVC double glazed door with matching side panel leading out to rear garden. Fitted living flame gas fire, radiator, TV aerial and cable points, two wall light points, hatch to storage space, coved ceiling. Obscure glazed double doors with step up to:-

OFFICE/RECEPTION ROOM 3

13' 03" x 11' 05" (4.04m x 3.48m)

UPVC double glazed window to side aspect, radiator, built-in cupboards to one wall housing hot water cylinder and wall mounted gas fired boiler servicing domestic hot water and central heating system. Door to:-

SHOWER ROOM/WC

Shower cubicle with electric shower unit and ceramic tiling to surround, low level WC, wash basin with tiled splashback, mirror, light and shaver point over, radiator, extractor fan.

FIRST FLOOR LANDING

UPVC double glazed window with outlook to rear, stairway to second floor, coved ceiling. Built-in linen cupboard with light, shelving and extractor fan. Doors to principal rooms.

BEDROOM 1

14' 04" x 9' 10" (4.37m x 3m)

A spacious double bedroom with three UPVC double glazed windows to bay, with attractive outlook to front, radiator, wall light point, wash basin with tiled splashback set in vanity unit with cupboard under and light and shaver point over, coved ceiling. Door to:-

ENSUITE SHOWER ROOM/WC

White suite comprising shower cubicle with plumbed shower unit, low level WC, radiator, ceramic tiling to walls, extractor fan.

BEDROOM 2

14' 09" x 8' 03" (4.5m x 2.51m)

A spacious double bedroom with UPVC double glazed window and outlook to front, radiator, TV aerial lead, coved ceiling. Door to:-

ENSUITE BATHROOM/WC

Modern white suite comprising panelled bath with mixer tap, shower attachment and glazed screen to side, low level WC, wash basin set in vanity unit with cupboard under, mirror, light and shaver point over, radiator, part ceramic tiling to walls, extractor fan.

BEDROOM 3

13' 03" max x 14' 01" (4.04m x 4.29m)

A spacious double bedroom with UPVC double glazed window and outlook to rear, radiator, TV aerial lead, coved ceiling. Door to:-

ENSUITE SHOWER ROOM/WC

Modern white suite comprising shower cubicle with plumbed shower unit and ceramic tiling to surround, wash basin with mixer tap set in vanity unit with cupboard under, mirror, light and shaver point over, low level WC with concealed cistern, radiator, extractor fan.

BEDROOM 4

10' 09" x 10' 00" (3.28m x 3.05m)

Double bedroom with UPVC double glazed window and outlook to side, wall light point. Door to:-

ENSUITE SHOWER ROOM/WC

UPVC double glazed window to side aspect, white suite comprising shower cubicle with electric shower unit and ceramic tiling to surround, low level WC, pedestal wash basin with tiled splashback, mirror, light and shaver point over, radiator.

BEDROOM 5

12' 02" max x 5' 09" (3.71m x 1.75m)

UPVC double glazed window with outlook to rear, wash basin with tiled splashback and mirror over, radiator.

SECOND FLOOR LANDING

UPVC double glazed window to rear aspect. Door to:-

RECEPTION AREA

Radiator, hatch to roof void, walk-in Storage Cupboard with light and shelving. Doors to Bedrooms 6, 7 and 8, further door to:-

KITCHENETTE

5' 01" x 4' 06" (1.55m x 1.37m)

Double glazed skylight to part sloping ceiling, base and drawer units with rolled edge work surfaces, inset stainless steel single drainer sink unit with mixer tap and tiled splashback.

BEDROOM 6

13' 11" x 11' 11" (4.24m x 3.63m)

A spacious double bedroom with part sloping ceiling, UPVC double glazed window and outlook to front, radiator. Door to:-

ENSUITE BATH/SHOWER ROOM/WC

Double glazed skylight to part sloping ceiling, modern white suite comprising corner panelled whirlpool bath, low level WC with concealed cistern, wash basin with mixer tap set in vanity unit with cupboard under, glass shelf with light and shaver point over. Shower cubicle with electric shower unit, ladder style heated towel rail, part ceramic tiling to walls.

BEDROOM 7/RECEPTION ROOM 4

14' 02" x 11' 05" (4.32m x 3.48m)

A spacious room with part sloping ceiling, UPVC double glazed window and outlook to rear, two radiators.

BEDROOM 8

16' 10" max x 12' 11" (5.13m x 3.94m)

A spacious double bedroom with part sloping ceiling, UPVC double glazed window and outlook to front, radiator, wash basin set in vanity unit with cupboard under, mirror, light and shaver point over, TV aerial lead. Door to:-

ENSUITE SHOWER ROOM/WC

Shower cubicle with electric shower unit and ceramic tiling to surround, low level WC, extractor fan.

OUTSIDE

To the front of the property there is a good sized level lawned garden with flower and shrub borders to one side with stone walling and hedging to boundaries. A large parking area provides parking for approximately 8-10 vehicles. Timber gates lead to the rear garden which is level and has been attractively landscaped, for ease of maintenance, being predominantly laid to paving with raised flower and shrub borders, a small kitchen garden area, greenhouse and timber garden shed. Timber fencing and stone walling to boundaries with outside lighting and cold water tap.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (12-100) A (81-91) B (65-80) C (55-64) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82-100) A (61-81) B (39-60) C (15-59) D (9-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	77		69
49		38	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

These particulars are believed to be accurate, but should not be relied upon as statements of fact, and intending purchasers should satisfy themselves as to their accuracy. We have not carried out a structural survey. We have not tested the various services, appliances or equipment. If floorplans are included, they are for guidance and illustration purposes only and are not to scale. The identification of a property and boundaries within aerial photographs are approximate.



VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

From Newton Road at the traffic lights next to Torre Station turn right into Avenue Road and continue across the next set of traffic lights before turning right at the second set of traffic lights into Walnut Road. Continue a short distance before turning right into Rathmore Road. The property will be seen immediately to the right hand side.