

Offers on £189,950 F/H

345 Teignmouth Road  
Torquay, Devon, TQ1 4RS

- SPACIOUS LOUNGE
- MODERN KITCHEN & BATHROOM
- 3 BEDROOMS

- TERRACED GARDEN
- UPVC GLAZING
- GAS FIRED HEATING

Telephone: 01803 403060

# 345 Teignmouth Road Torquay

Situated close to Torquay town centre and convenient to Torquay Academy School, St Cuthbert Mayne School and Torre Church of England Primary Academy amongst other well-regarded schools.

This refurbished 3-bedroom terraced house briefly comprises reception hallway, lounge, dining room and modern fitted kitchen.

On the first floor there are 3 bedrooms and a sizable bathroom.

Outside there is an enclosed rear terraced garden with access out onto Stable Lane. **Chain Free and of interest to owner occupiers and investors alike.**

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BEDROOM 1 10' 3" x 11' 11" (3.14m x 3.65m) Rear facing.

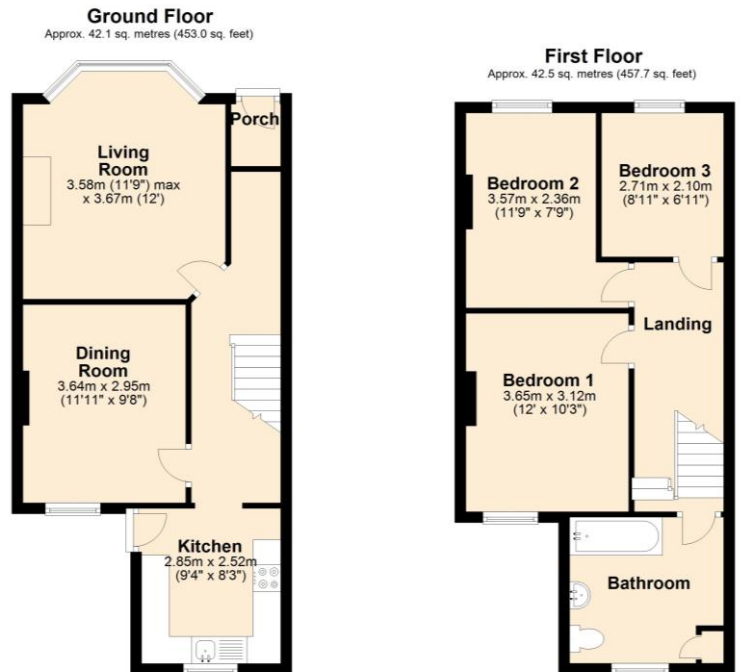
BEDROOM 2 8' 4" x 11' 10" (2.56m x 3.61m) Front facing.

BEDROOM 3 6' 11" x 8' 10" (2.12m x 2.71m) Front facing.

OUTSIDE Steps up to terraced garden with access to stable lane.

COUNCIL TAX – B

VIEWING – By prior appointment with Sole Agents Waycotts **01803 403060**



Total area: approx. 84.6 sq. metres (910.7 sq. feet)

Accessed via pedestrian walkway from Teignmouth Road.

## ENTRANCE HALL

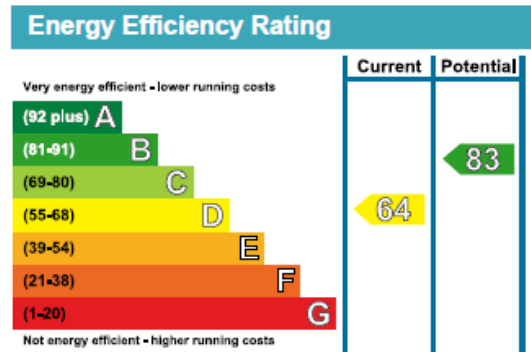
LOUNGE 12' 0" x 11' 10" (3.67m x 3.63m) Bay window to front with feature fireplace.

DINING ROOM 11' 11" x 9' 8" (3.65m x 2.97m)

KITCHEN 8' 8" x 8' 4" (2.65m x 2.56m) Fitted kitchen with wall and base mounted unit. Double glazed window to the rear. Sink and drainer unit. Electric oven and gas hob with cooker hood over. Space for a fridge/freezer and utility appliances. Door to side access and rear terraced garden.

## FIRST FLOOR

BATHROOM White suite comprising bath with electric shower over, wash hand basin, WC and cupboard housing Ideal boiler.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.