



Hill Park Road, Torquay

£185,000



**WILLIAMS HEDGE**  
estate agents



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## 9 HILL PARK ROAD, TORQUAY, TQ1 4LD

MID TERRACED PROPERTY | ENTRANCE PORCH | HALLWAY | SITTING ROOM WITH BAY WINDOW  
DINING ROOM/BEDROOM 4 | KITCHEN/BREAKFAST ROOM | UTILITY | GROUND FLOOR W.C | FIRST FLOOR LANDING  
3 BEDROOMS | 4 PIECE BATHROOM/W.C | GAS CENTRAL HEATING | DOUBLE GLAZING | FRONT AND REAR GARDENS  
CONVENIENT FOR LOCAL SCHOOLS AND SHOPS AT PLAINMOOR | VIEWING RECOMMENDED

Elevated from the road and with an open outlook from the front over the surrounding area, this period mid-terraced property offers good sized accommodation over 2 floors, and with potential to create additional accommodation by converting the loft (subject to any necessary consent). To the front is a good-sized patio seating area with access to the front door, an entrance porch then leads to the hallway with the remainder of the ground floor accommodation comprising a bay windowed sitting room, dining room/bedroom 4, kitchen/breakfast room, utility and W.C. The first-floor landing then leads to 3 bedrooms and a four-piece bathroom/W.C. The property is further complimented with uPVC double glazed windows and doors and gas central heating. At the rear there is an enclosed courtyard garden with a useful block-built store and access onto a rear service lane.

Hill Park Road is conveniently situated for local transport links, primary and secondary schools and for local shops at Plainmoor. Torquay town centre itself provides a range of further high street day to day shops, the seafront promenade and railway station.

### The Accommodation Comprises

Covered entrance with uPVC door to

**ENTRANCE PORCH** 3' 11" x 3' 5" (1.19m x 1.04m)  
With inset spotlights, dado rails, door to

**HALLWAY** 18' 5" max x 5' 6" max (5.61m x 1.68m) With inset spotlights and smoke detector, stairs with handrail to first floor, radiator with thermostat control, doors to

**SITTING ROOM** 12' 10" into recess x 11' 11" plus bay window (3.91m x 3.63m) With light points, picture rails, uPVC double glazed bay window to front aspect with an open outlook, radiator with thermostat control, wall mounted electric fire, TV connection point.

**DINING ROOM** 12' 11" x 10' 9" into recess (3.94m x 3.28m) With pendant light point, uPVC double glazed door leading to the rear, dado rails, TV connection point, radiator with thermostat control, feature fireplace.



**UTILITY** 5' 8" x 5' 5" (1.73m x 1.65m) With inset spotlights, tall cupboard unit with matching drawers and work surfaces over, space and plumbing for washing machine, doors to

**GROUND FLOOR W.C** 4' 8" x 2' 10" (1.42m x 0.86m)  
With light point and extractor fan. Comprising wall mounted wash hand basin with tiled splashback, closed couple W.C, wall mounted boiler.

**KITCHEN/BREAKFAST ROOM** 10' 5" x 10' 5" (3.18m x 3.18m) With inset spotlights, uPVC double glazed window to rear and side. Fitted kitchen comprising a range of base and drawer units, with roll edged worksurfaces over, inset 1 ½ bowl sink and drainer with mixer tap over, matching eye level cabinets, space for electric cooker, space for upright fridge freezer, breakfast bar, radiator with thermostat control, uPVC double doors leading to rear garden.



### FIRST FLOOR LANDING

With inset spotlights, smoke detector, hatch to roof space, doors to





**BEDROOM 1** 16' 10" into recess x 11' 1" (5.13m x 3.38m) With inset spotlights, picture rails, uPVC double glazed windows to front aspect with open outlook, radiator with thermostat control.



**BEDROOM 2** 13' 1" x 10' 10" into recess (3.99m x 3.3m) With inset spotlights, uPVC double glazed windows to rear aspect, radiator with thermostat control.



**BEDROOM 3** 10' 5" x 5' 1" plus door recess (3.18m x 1.55m) With pendant light point, uPVC double glazed window to rear aspect, radiator with thermostat control.

**BATHROOM/W.C** 7' 11" x 7' 5" (2.41m x 2.26m) With light point, extractor fan, uPVC obscure glazed window. Four-piece suite comprising of a panelled spa bath with central taps, separate shower cubicle with sliding doors, wall mounted wash hand basin, low level W.C with concealed cistern, heated towel rail, strip light and shaver socket, part tiled walls.



## OUTSIDE

### FRONT

At the front of the property there is a patio garden enclosed by a low-level rock wall with railings over, the front garden is elevated from the road and enjoys an open outlook over the surrounding area, outside light



### REAR

To the rear of the property there is a courtyard garden laid to concrete and is accessed from the kitchen/breakfast room with a timber gate leading to a rear service lane, there is also a block-built garden store.



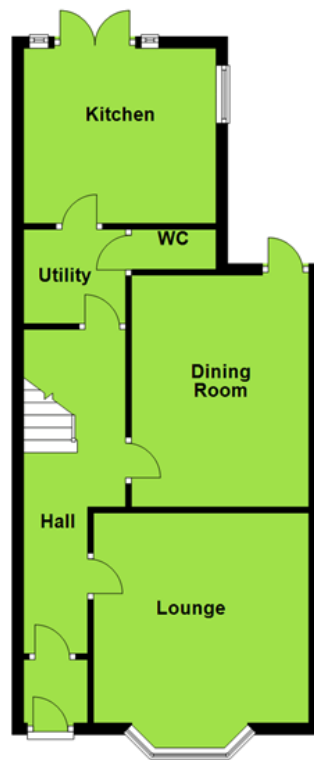
Age: 1920s' (unverified)	Postcode: TQ1 4LD
Current Council Tax Band: C	Stamp Duty:* £1,200 at asking price
EPC Rating: D	
Electric meter position: Outside Rear	Gas meter position: Outside front
Boiler positioned: Combination boiler	Water:
Loft: Boarded	Rear Garden Facing:

This information is given to assist and applicants are requested to verify as fact.

\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

This Floorplan is not to scale and should only be used as a guide.

Ground Floor



First Floor



**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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