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Gargan & Hart

Estate Agents



Pottery Mews | Bath Lane | Torquay | Devon | TQ2 5DQ

£140,000

Experienced Estate Agents working for you.

MAIN ENTRANCE

UPVC part panelled and obscure double glazed main entrance door opening to:-

RECEPTION HALL

Obscure double glazed window to side aspect, stairway to first floor with useful storage cupboard under, radiator, wood effect laminate flooring. Door to:-

BEDROOM 1

13' 08 Max" x 14' 08 Max" (4.17m x 4.47m)

A spacious double bedroom with UPVC double glazed patio doors leading out to rear garden, radiator. Door to:-

SHOWER ROOM/WC

UPVC obscure double glazed window to side aspect, modern white suite comprising shower cubicle with electric shower unit, pedestal wash basin with mixer tap, low level WC. Wall mounted heated towel rail, ceramic tiling to walls and floor.

FIRST FLOOR LANDING

A spacious area with UPVC double glazed window to front aspect, radiator, hatch to roof void, wood effect laminate flooring. Built-in storage cupboard housing wall mounted gas fired boiler servicing domestic hot water and central heating system. Doors to principal rooms.

LOUNGE

15' 10" x 14' 00 Max" (4.83m x 4.27m)

A spacious reception room with UPVC double glazed window to side aspect, radiator, telephone point, TV aerial lead.

KITCHEN/BREAKFAST ROOM

12' 00" x 7' 04 Max" (3.66m x 2.24m)

UPVC double glazed window to rear aspect, modern range of fitments comprising wall, base and drawer units with rolled edge work surfaces and tiled splashbacks. Inset 1 ½ bowl sink unit with mixer tap, plumbing for automatic washing machine. Inset 5 ring gas hob with extractor unit over, built-in eye level electric oven and grill, space for fridge freezer, radiator, ceramic tiled floor.

BATHROOM

Modern white suite comprising panelled bath with shower attachment, low level WC, pedestal wash basin with mixer tap and mirror fronted medicine cabinet over, wall mounted ladder style heated towel rail, extractor fan, ceramic tiling to walls and floor.

BEDROOM 2

12' 06" x 8' 09" (3.81m x 2.67m)

Double bedroom with UPVC double glazed window to rear aspect, radiator, recessed spotlights to ceiling, wood effect laminate flooring.

OUTSIDE

To the front of the property there is a communal area with allocated undercover parking for one vehicle. To the rear, and accessed from Bedroom 1, is a paved patio area, enclosed by walling, with flower beds to borders and outside light.

VIEWING ARRANGEMENTS

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

DIRECTIONS

From Avenue Road continue towards Torre Train Station before turning right into Bath Lane. Pottery Mews will be found towards the end of Bath Lane.

ADDITIONAL INFORMATION

Tenure - Freehold

Council Tax Band - A

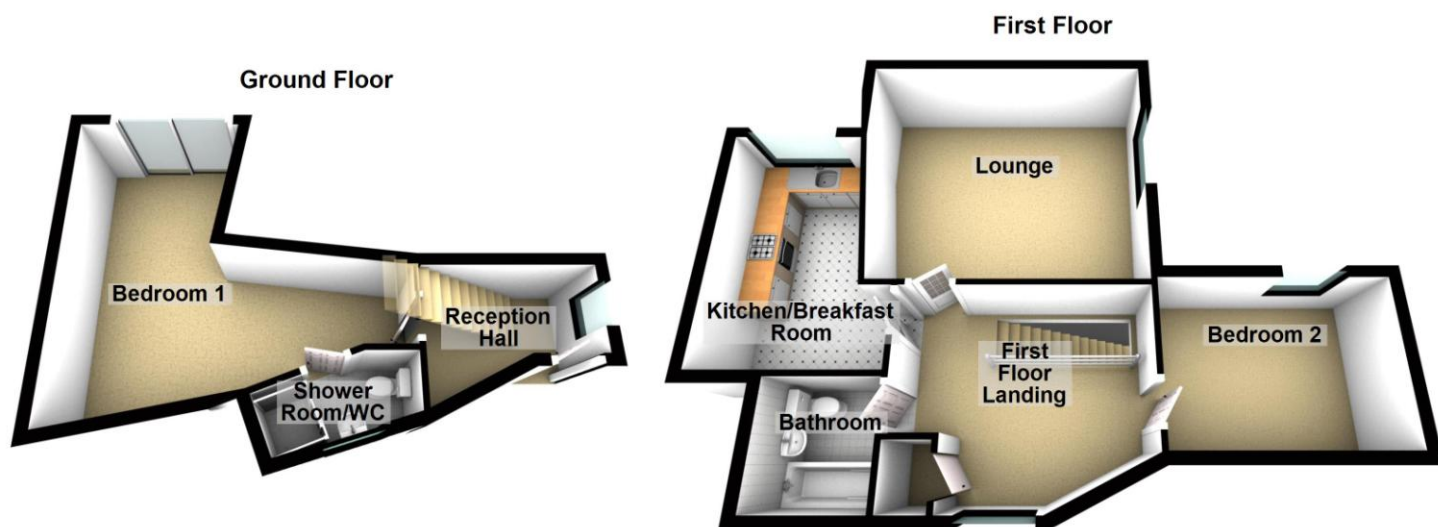
Local Authority - Torbay Council

EPC: E



Situated within a tucked away location, at the end of a quiet cul-de-sac, is this mews style home. The property itself is within easy access of local amenities, transport links, Torquay town centre and seafront promenade, with its array of shops, restaurants and theatre. The well proportioned accommodation comprises a spacious lounge, modern kitchen/breakfast room, two double bedrooms, modern bathroom and separate shower room/WC. Outside, there is allocated parking for one vehicle and a paved courtyard style garden to the rear. Viewing of this conveniently located property is highly recommended.

Energy Rating: E



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase.

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.

Torbay Office: 23 Old Mill Road, Chelston, Torquay, Devon TQ2 6AU