



Queen Street, Torquay

£165,000



**WILLIAMS HEDGE**  
estate agents



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## 21 QUEEN STREET, TORQUAY, DEVON TQ1 1RQ

WELL-PRESENTED | NO UPWARD CHAIN | LOUNGE | THREE BEDROOMS (THIRD BEDROOM CURRENTLY ARRANGED AS SECOND LOUNGE) | LARGE BATHROOM | KITCHEN | REAR ENCLOSED GARDEN

Well-presented mid terraced property within close proximity to Torquay Town Centre. The accommodation is arranged over three floors, comprising, lounge, kitchen, bathroom and 3 bedrooms (third bedroom/secondary lounge). Externally the property has enclosed easy maintenance rear garden with two terraced seating areas. The property is being sold with no onward chain. Viewing highly recommended.

### The accommodation comprises of

To the front is a low-level brick wall, concrete path to front door. Doors to

**LOUNGE** 14' 10" x 9' 11" (4.52m x 3.02m) With ceiling light point and textured ceiling, uPVC double glazed window to front aspect, radiator, parquet flooring, stairs to first floor and the lower ground floor. Under-stairs storage cupboard. Cupboard housing electric consumer unit, electric meter and gas meter. Stone fireplace with stone surround with half-timber mantle.



**BEDROOM 3/SECOND LOUNGE** 12' x 11' (3.66m x 3.35m) Double room with uPVC double glazed window to rear aspect, radiator, walk in cupboard, textured ceiling, brick fireplace with tiled hearth and timber mantle.



**FIRST FLOOR LANDING** With two ceiling light points, doors to

**BEDROOM 1** 15' 10" x 10' 8" (4.83m x 3.25m) Double room with two ceiling light points, uPVC double glazed windows to front aspect, radiator, built-in wardrobe with hanging rail and shelving, slatted timber doors.



**BEDROOM 2** 9' 10" x 9' 0" (3m x 2.74m) With ceiling light points, radiator, uPVC double glazed window to rear aspect.



**BATHROOM** 11' 0" x 5' 11" (3.35m x 1.8m) Four piece white suite comprising low level close couple W.C with push button flush, pedestal handwash basin, Monobloc mixer tap, panelled bath with Monobloc mixer tap, radiator, vinyl tile effect flooring, walk in shower with glass sliding door, shower off mains, partly tiled walls with mosaic tiling, ceiling light point, textured ceiling, uPVC double glazed obscure window to rear.

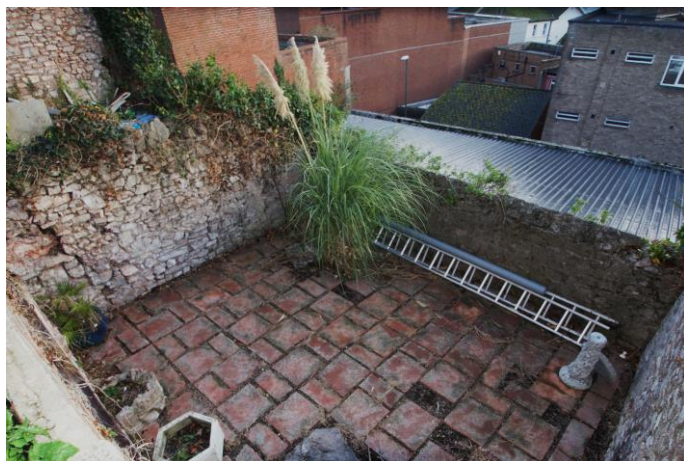
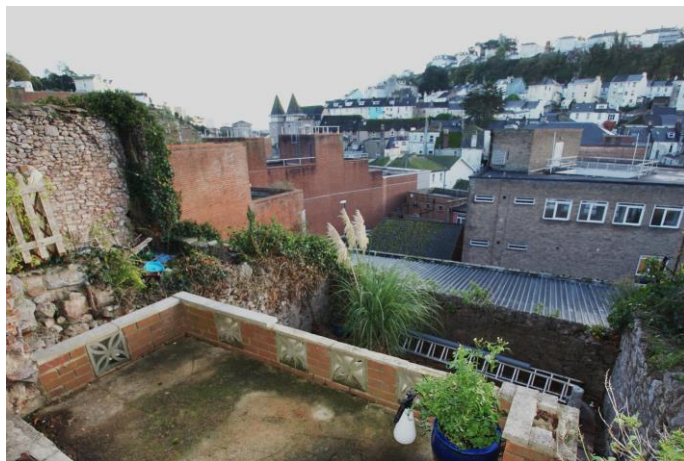


**LOWER GROUND FLOOR**

**KITCHEN** 10' 10" x 10' 0" (3.3m x 3.05m) With vinyl wood effect flooring, matching wall, base and drawer units with roll edged worksurfaces over, inset stainless steel sink with Monobloc mixer tap and matching drainer, uPVC double glazed window to rear aspect, space for upright fridge freezer, space for cooker, space for washing machine, partly tiled walls, radiator, wall mounted combination boiler controlling the central heating system, uPVC double glazed door giving access to the rear garden. Under stairs cupboard, directional ceiling spotlights, smooth finished ceilings.



**REAR GARDEN** Easy maintenance, concrete seating area, steps to lower terrace with patio seating area enclosed with a stone wall.



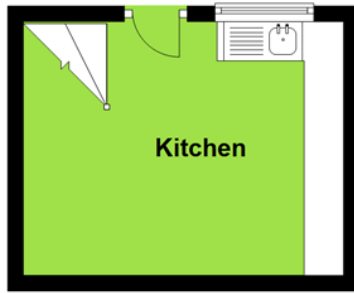
Age: 1860 (unverified)	Postcode: TQ1 1RQ
Current Council Tax Band: A EPC Rating: D	Stamp Duty:*
Electric meter position: Lounge	Gas meter position: Lounge
Boiler positioned: Kitchen - combi	Water: Rates
Loft: Insulated	Rear Garden Facing:

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

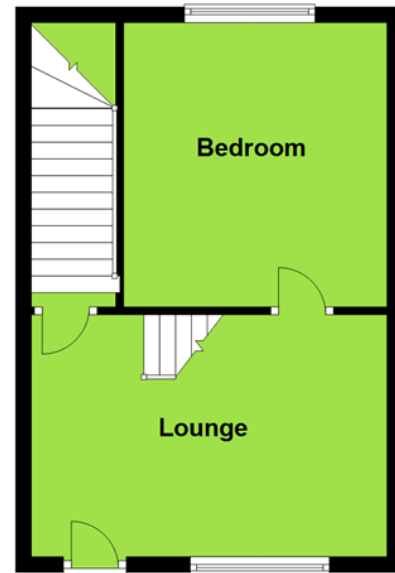
\*Based on current asking price. Please note that if you already own another property these stamp duty figures may vary.

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

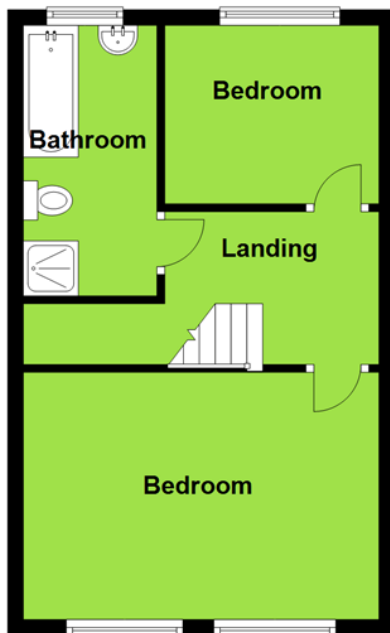
### Lower Ground Floor



### 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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