



Cleveland Road, Torquay

Leasehold £195,000



WILLIAMS HEDGE
estate agents



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46 CLEVELAND ROAD, TORQUAY, DEVON TQ2 5BH

Spacious First Floor Maisonette | Entrance Porch | Inner Hall | Downstairs WC
Three Bedrooms (Two Doubles And One Single) | Kitchen/Breakfast Room | Lounge
Bathroom | South Facing Rear Garden | Front Garden | Detached Garage
Viewing Highly Recommended | EPC C

A spacious first floor maisonette situated in a convenient location. Accommodation is arranged on two floors and comprises, entrance porch, Inner hall, downstairs WC, three bedrooms (two doubles and one single/office), bathroom, and lounge. Both internally and externally the property is well maintained and externally offers front and rear gardens and a detached garage, viewing highly recommended.

The Accommodation Comprises

uPVC front door to

ENTRANCE PORCH 7' x 5'2" (2.13m x 1.57m) uPVC double glazed windows on all sides, uPVC obscure glazed door to

ENTRANCE HALL 6'11" x 4' (2.11m x 1.22m) Obscure uPVC double glazed window to the front, power point, inset spotlights, stairs leading to the first floor with 90 degree split-level landing.

DOWNSTAIRS W.C 5'6" x 3' (1.68m x 0.91m) Matching white suite with wall-hung hand wash basin, low level close-coupled WC with push button flush, radiator, vinyl tile-effect flooring, ceiling light point.

SPLIT LEVEL LANDING Two ceiling light points, uPVC double glazed window to the side.

FIRST FLOOR LANDING Radiators, window to front, access to loft, doors to

LOUNGE 12'11" Max x 13'9" (3.94m x 4.19m) TV aerial point, ceiling light point, double aspect with two uPVC double glazed windows, one overlooking the rear garden, the other to the side, radiator, fireplace with marble effect surround and timber mantle, telephone point, six double power points.



KITCHEN/BREAKFAST ROOM 13'1" x 10'3" (3.99m x 3.12m) Large kitchen, matching wall, base and drawer units, roll-edge work surfaces, uPVC double glazed fully opening window to the side, stainless steel inset sink with matching drainer and mixer tap, wall-mounted Combination Baxi boiler, inset Neff oven with four-ring electric hob and extractor hood. Space for upright fridge/freezer, space and plumbing for washing machine, space for under worktop appliance, radiator, tiled splash backs, vinyl tile effect flooring, inset spotlights, ceiling light points, six double power points, two single power points.



MASTER BEDROOM 13'2" Max x 13'1" (4.01m x 3.99m) Large double bedroom, double aspect, uPVC double glazed window to the rear, uPVC double glazed window to the side, ceiling light point, two double power points, smooth-finish ceiling.



BEDROOM TWO 13' x 10'5" (3.96m x 3.18m) Good-size double bedroom, uPVC double glazed window to the side, radiator, three-tier ceiling light point, four double

power points, two TV aerial points, twin inbuilt cupboards with shelving, telephone point.



BEDROOM THREE 13'2" Max x 4'11" (4.01m x 1.5m)
Single bedroom, ceiling light point, smooth-finish ceiling, radiator, uPVC double glazed window to the front, two double power points.

BATHROOM 9'1" x 6'10" (2.77m x 2.08m) Four-piece matching suite, low level WC, pedestal hand wash basin, bidet, bath with shower overhead and shower curtain. The bathroom is fully tiled, radiator, tiled flooring, inset spotlight with smooth-finish ceiling, heated towel rail, mirror-fronted wall-mounted vanity unit, two obscure uPVC double glazed windows to the front.



FRONT GARDEN Wrought iron gate with pathway leading to the front door, low level stone-built wall, lawned area with bordering plant beds, wide pedestrian pathway giving access to the side and rear garden.

SIDE Enclosed on one side with block wall, bordering plant beds, established bushes and shrubs on one side. Timber gate giving access to the rear garden which is solely owned with this property.

REAR GARDEN 19' x 50' (5.79m x 15.24m) Max
Garden with an array of plants, bushes, shrubs, fully enclosed on one side with panelled fencing and wire fencing, patio seating area, level lawned area, the garden benefits from being south-west facing. Greenhouse, access to under house store.



DETACHED GARAGE 9'8" x 15'2" (2.95m x 4.62m) with up-and-over door.

TENURE

Leasehold - 999 years made approx. 50 years ago
Property holds the freehold
Building has to be painted every 5 years
No maintenance charge
No management company
No ground rent
No age restrictions
Any pets allowed
Property can be sub let
Holiday lets possible

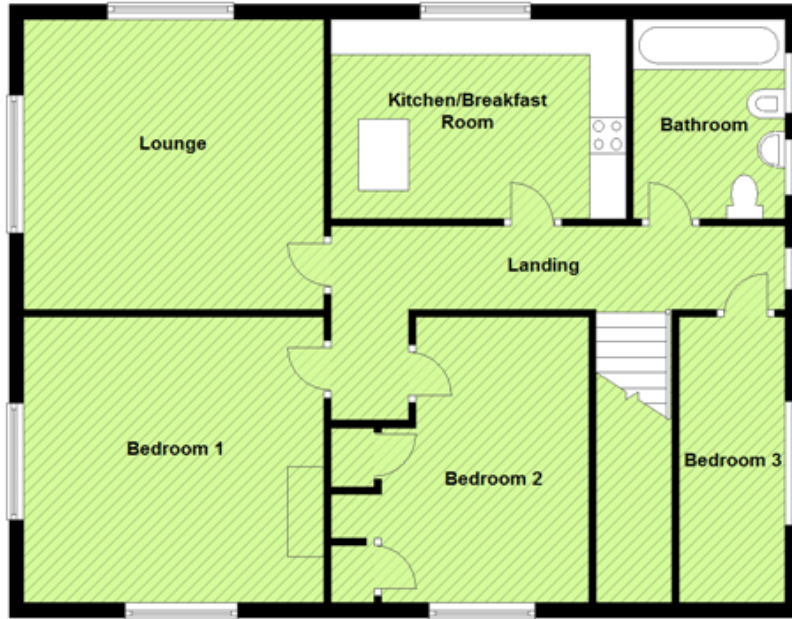
Age: 1920's – 1930's (unverified)	Postcode: TQ2 5BH
Current Council Tax Band: B EPC Rating: C	Stamp Duty:* £1,400 at asking price
Electric meter position: Inner Hall	Gas meter position: Outside property
Boiler positioned: Kitchen	Water: Rates
Loft: Unverified	Rear Garden Facing: South

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 Floor plan is not to scale and should only be used as a guide

First Floor



Ground 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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