



## 13 Danvers Road

, Torquay, TQ2 8JB

Asking Price £220,000





• **Good Size Semi-Detached House** • **Moment from Local Schools and Shopping Facilities** • **Driveway Parking for Approximately Three Cars** • **Lounge/Diner** • **Extended Kitchen and Utility Room** • **Three Good Size Bedrooms** • **Family Bathroom** • **Modern Ground Floor Shower Room** • **Large Two Level Garden with Large Decked Area** • **Large Storage Area Under the Property**

### Location

Guide Price £220,000 - £230,000

This attractive bay fronted family house is situated within a quiet tree lined cul-de-sac of similar style mature properties, located in the popular residential area of Barton in Torquay, with access to nearby schools and convenience stores.

### Accommodation

Accommodation comprises an entrance porch which leads to the entrance hall. From the hall there are stair leading to the first floor and doors to a modern shower room and a good size lounge/diner. From the lounge/diner there are double doors leading to a lovely fitted kitchen which is an extension to the original home. The kitchen benefits from reaching views and a door that leads to a side porch which could be used as a utility room.

The first floor benefits from three good size bedrooms (2 doubles, 1 good size single) and a family bathroom.

### Outside

To the front of the property there is a very good size driveway giving parking for approximately three cars.

The rear garden is fantastic for a family with two defined areas, a large decked area with views and a lower lawn garden both of which are enclosed.

Accessed by the garden, beneath the property there is a large storage area which the boiler can be found.

A viewing is highly recommended to appreciate what is on offer with this lovely home.





Road Map



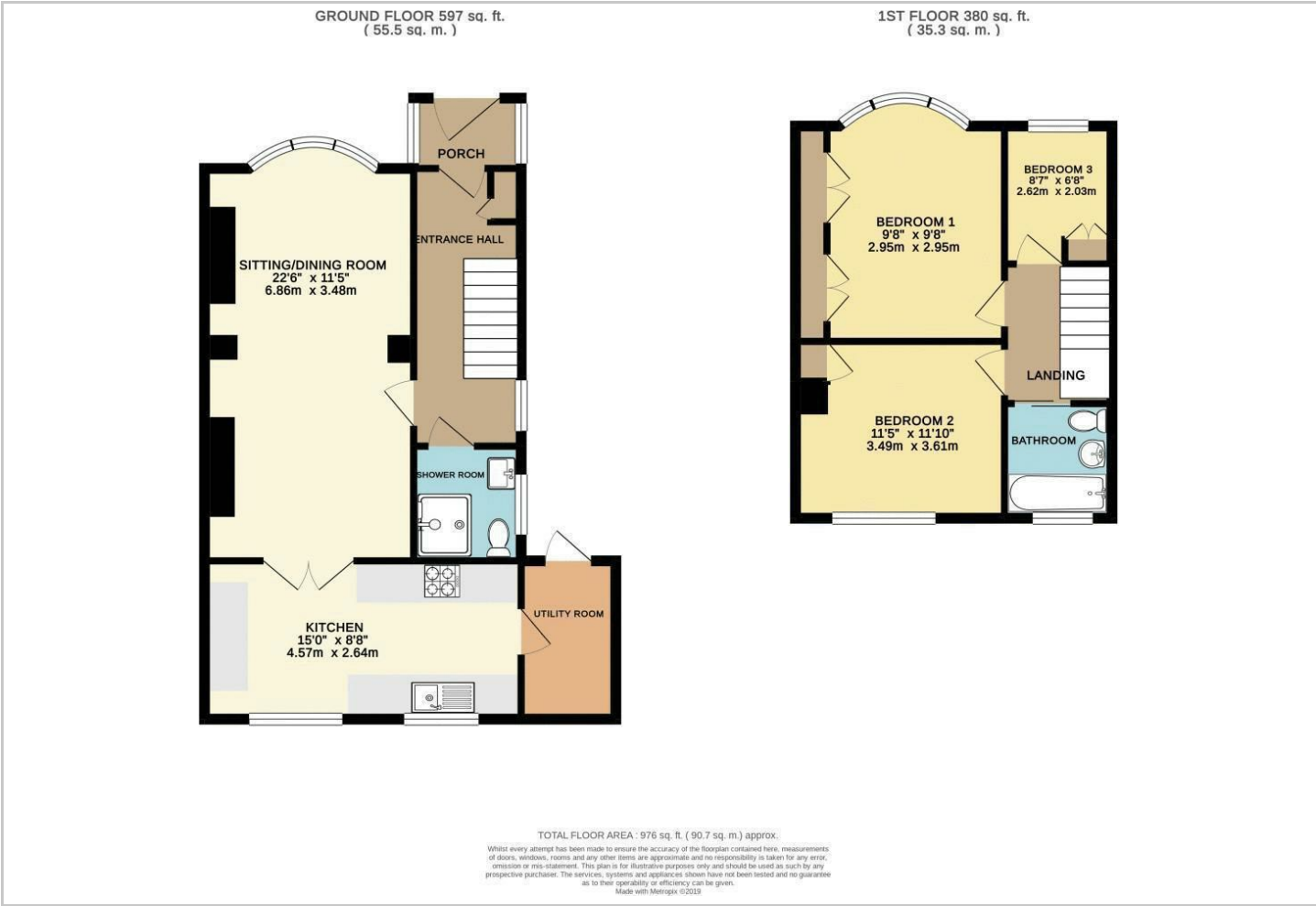
Hybrid Map



Terrain Map



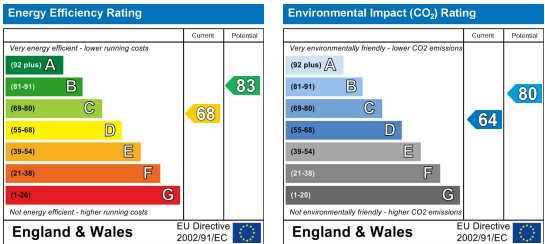
Floor Plan



Viewing

Please contact our Woods Torquay Office on 01803 315770 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



The accuracy of these particulars is not guaranteed nor do they form part of any contract. Applicants should verify details by personal examination and enquiry. CONSUMER PROTECTION REGULATIONS The agent has not tested any apparatus; equipment, fixtures or services and so cannot verify that they are in working order or fit the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the Title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view.