



WATCOMBE PARK, TORQUAY, TQ2 8PL

ASKING PRICE £170,000

2 1 1 D





• VERY QUIET LOCATION • SAFE FOR CHILDREN • TWO BEDROOMS • LOUNGE DINER • GAS FIRED CENTRALLY HEATED • UPVC DOUBLE GLAZED • GOOD DECORATIVE • ALLOCATED PARKING • LOW MAINTENANCE TERRACED GARDEN • GREAT PRICE

LOCATION

A BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE HOME SITUATED A A FABULOUS LOW TRAFFIC AREA CLOSE TO WATCOMBE. IF YOU VALUE PEACE AND QUIET THIS HOUSE IS DEFINITELY FOR YOU.

ACCOMODATION

THE PROPERTY IS ACCESSED VIA AN ENTRANCE PORCH, IDEAL FOR SHOE AND COAT STORAGE AND ALSO HOUSING THE UTILITY METERS, AND THEN INTO THE HOME ITSELF. THE LOUNGE DINER OFFERS AMPLE ROOM FOR A LIVING ROOM SUITE AND A FOUR SEATER DINING SET. THAT DINING AREA OPENS INTO THE GARDEN PATIO VIA A FRENCH DOOR SET.

AN ARCHWAY OPENS INTO A MODERN FITTED KITCHEN FEATURING LIGHT BEECH CUPBOARDS AND STONE EFFECT WORK SURFACES WITH A RAISED LIP SPLASH AREAS. THE SINK IS CENTRED UNDER THE WINDOW FOR GOOD NATURAL LIGHTING. THERE'S A HALOGEN FOUR RING HOB WITH AN ELECTRIC OVEN BELOW AND AN EXTRACTION HOOD

OVER. THERE'S ROOM FOR A TALL FREESTANDING FRIDGE FREEZER SET WITH A LARDER CUPBOARD UNIT BESIDE IT. THERE'S ALSO PLUMBING FOR AN AUTOMATIC WASHING MACHINE. THE BAXI COMBINATION BOILER IS ALSO LOCATED HERE, WELL SERVICED TOO.

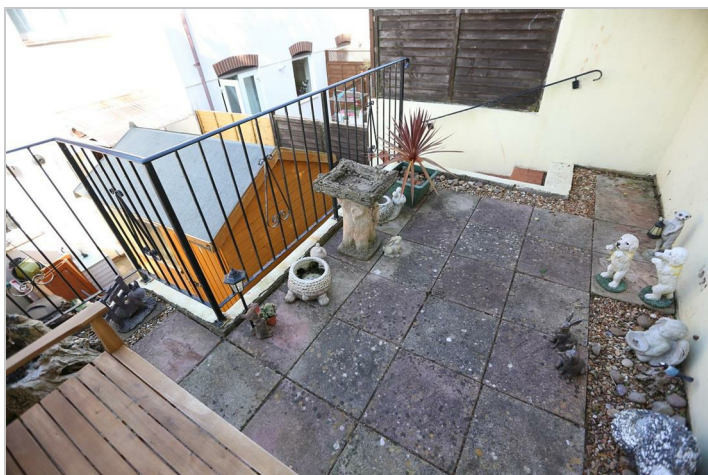
UPSTAIRS SEES TWO BEDROOMS, WITH THE MASTER HAVING TWO FLOOR TO CEILING CUPBOARDS. THE SHOWER ROOM FEATURES A SHOWER CUBICLE, LOW LEVEL WC AND WASH HAND BASIN. THIS ROOM IS ALSO FULLY TILED WITH A HEATED TOWEL RAIL.

THE LOFT SPACE IS VOLUMINOUS, EASILY DEVELOPED INTO A SIZEABLE BEDROOM AND BATHROOM (SUBJECT TO PLANNING). THIS HOME ALSO OFFERS FULL GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING THROUGHOUT AND IS IN VERY GOOD ORDER.

OUTSIDE

THE OUTSIDE SPACE IS FULLY ENCLOSED AND HAS A PATIO AREA WITH A RAISED SUN PATIO THAT TAKES ADVANTAGE OF THE WEST FACING EVENING LIGHT. IT'S AN EASY LOW MAINTENANCE SPACE.

01803 315770



ROAD MAP



HYBRID MAP



TERRAIN MAP



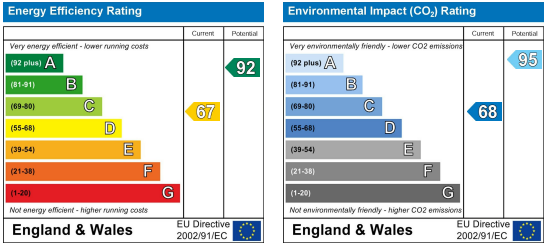
FLOOR PLAN



VIEWING

PLEASE CONTACT OUR EMERY & PIPER 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.