



**BEECHFIELD AVENUE, TORQUAY, TQ2 8HU**

**ASKING PRICE £365,000**

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• FULLY REFURBISHED THROUGHOUT • CORNER PLOT • AMPLE PARKING & GARAGE • STYLISH KITCHEN/DINER • SPACIOUS LIVING ROOM • FOUR DOUBLE BEDROOMS • SECRET DRESSING ROOM & EN-SUITE • FOUR PIECE FAMILY BATHROOM • POPULAR RESIDENTIAL LOCATION • CLOSE TO AMENITIES

## LOCATION

SITUATED IN THE POPULAR RESIDENTIAL LOCATION OF BARTON THIS PROPERTY IS PERFECTLY POSITIONED FOR LOCAL AMENITIES. NEARBY YOU HAVE BARTON HILL ROAD WITH BOTH INDEPENDENT AND MAINSTREAM RETAILERS INCLUDING BAKERY, PHARMACY, CONVENIENCE STORES AND TAKE AWAY OUTLETS. THE RETAIL PARK OF THE WILLOWS IS ALSO NEARBY WITH ITS ARRAY OF MAINSTREAM RETAILERS AND SUPERMARKETS. WITHIN MOMENTS FROM THE PROPERTY IS A FULL RANGE OF SCHOOLING AND ACCESS TO PUBLIC TRANSPORT.

## ACCOMMODATION

THIS DETACHED BUNGALOW HAS BENEFITED FROM A FULL REFURBISHMENT INCLUDING RECONFIGURATION. ACCOMMODATION COMPRISES A NICELY PRESENTED ENTRANCE HALL WITH DOORS LEADING TO ALL PRINCIPLE ROOMS. THE LIVING ROOM IS SPACIOUS AND OFFERS A REAL HOMELY FEEL WITH A WORKING FIREPLACE AND AN ATTRACTIVE WINDOW SEAT IN THE BAY WINDOW. THE KITCHEN/DINER OFFERS A FANTASTIC FAMILY ROOM INCLUDING SPACE FOR A LARGE DINING

TABLE, WOOD BURNER AND WINDOW SEAT. THIS THEN FLOWS PERFECTLY INTO THE KITCHEN AREA WITH AMPLE BASE AND WALL MOUNTED CUPBOARDS, STYLISH WORK SURFACES AND AN ISLAND WHICH INCORPORATES AN INSET INDUCTION HOB. IN ADDITION TO THIS THERE IS A BUILT-IN DISHWASHER, WINE COOLER, FRIDGE AND FREEZER. FROM THE KITCHEN A DOOR LEADS TO A WORKSHOP/STORAGE AREA AND A UTILITY ROOM.

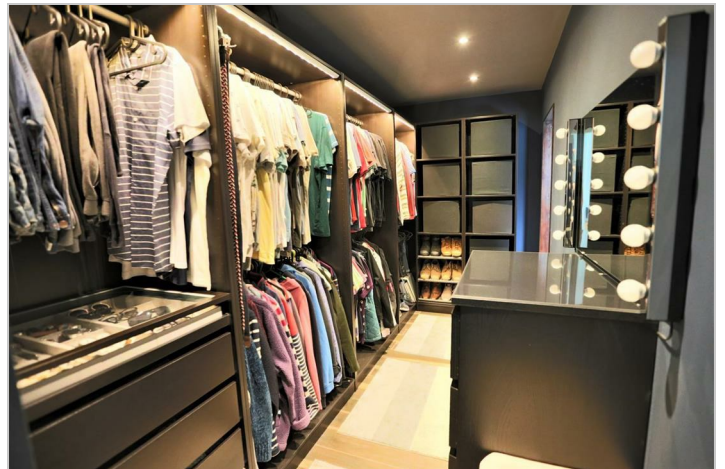
THERE IS A WELL PRESENTED FOUR PIECE FAMILY BATHROOM AND FOUR DOUBLE BEDROOMS WITH THE MASTER BENEFITING FROM A FANTASTIC SECRET WALK-IN WARDROBE AND ADJOINING EN-SUITE.

## OUTSIDE

TO THE FRONT OF THE PROPERTY IS A LARGE DRIVEWAY WHICH ACCOMMODATES APPROXIMATELY SIX CARS. A GATE LEADS TO AN ENCLOSED GARDEN WHICH WRAPS AROUND THE BUNGALOW TO AN AREA WITH A CHICKEN COOP, RUN AND SHED. IN ADDITION IS A LOW MAINTENANCE COURTYARD WITH LOG STORE AND AN ADDITIONAL DRIVEWAY WITH A GARAGE.

01803 315770







**ROAD MAP**



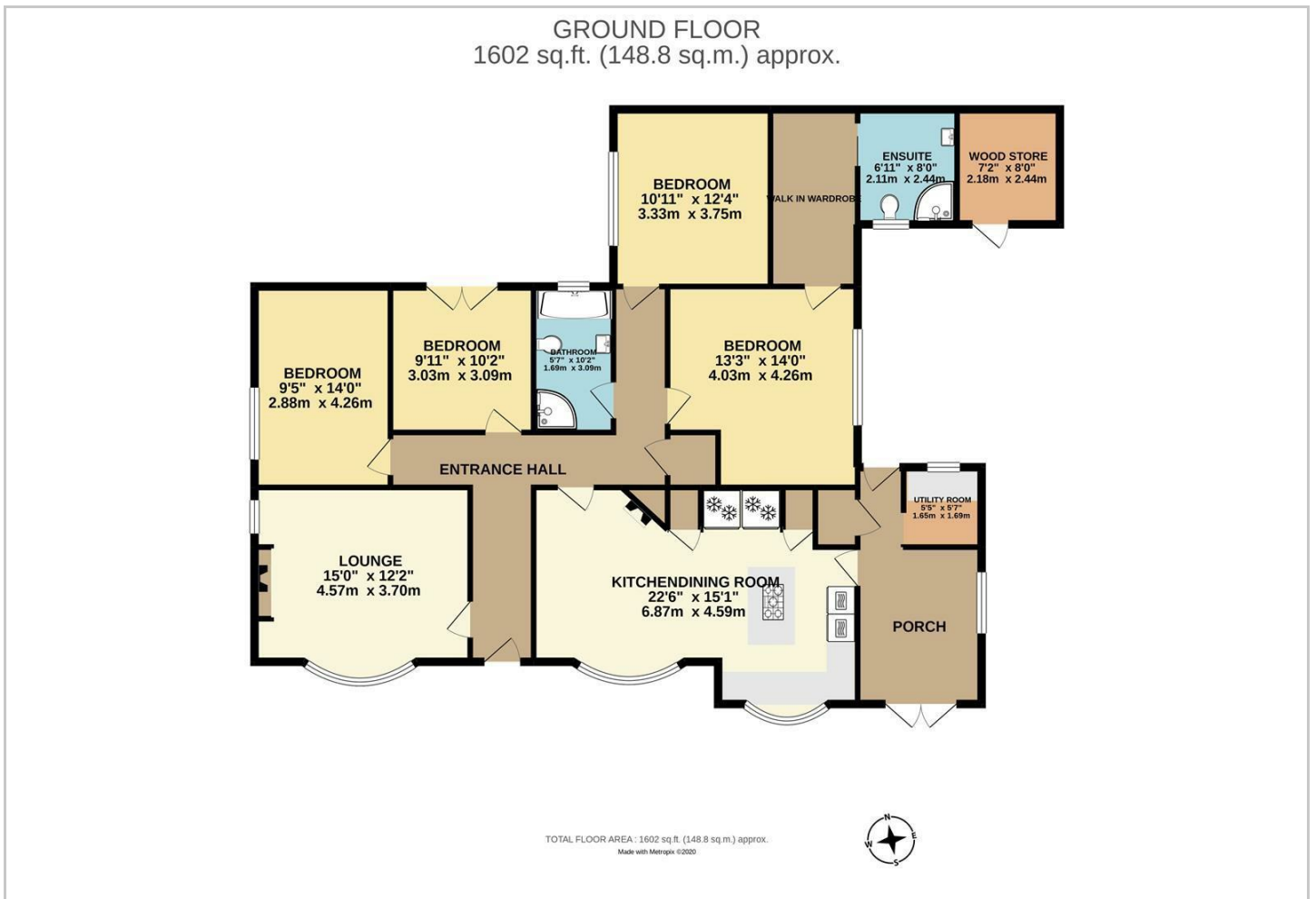
**HYBRID MAP**



**TERRAIN MAP**



**FLOOR PLAN**



**COUNCIL TAX - BAND D**

**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.

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.

**ENERGY EFFICIENCY GRAPH**

