



**PEASLAND ROAD, TORQUAY, TQ2 8PA**

**OFFERS IN THE REGION OF  
£180,000**







• BEAUTIFULLY PRESENTED HOME • MODERN KITCHEN/DINER • GOOD SIZE LIVING ROOM • THREE BEDROOMS • NEWLY FITTED BATHROOM SUITE • USEFUL PORCH • GARAGE • LOW MAINTENANCE GARDEN • NEWLY FITTED CENTRAL HEATING • POPULAR RESIDENTIAL LOCATION

### LOCATION

THIS LOVELY TERRACED HOUSE IS SITUATED IN THE VERY POPULAR RESIDENTIAL LOCATION OF WATCOMBE PARK. LOCALLY THERE IS A CONVENIENCE STORE, THREE PRIMARY SCHOOLS GOOD ACCESS TO PUBLIC TRANSPORT AS WELL AS SHOPPING FACILITIES ON BARTON ROAD WITH ITS ARRAY OF INDEPENDENT AND MAINSTREAM SERVICES. THIS PROPERTY CAN ALSO BOAST BEING WITHIN A MILE OF A LOCAL BEACH.

### ACCOMMODATION

THIS MID TERRACE HOME HAS UNDERGONE A FANTASTIC SCHEDULE OF IMPROVEMENT WITHIN THE CURRENT OWNERS TENURE INCLUDING OAK DOORS THROUGHOUT, A NEW GAS CONNECTION AND FULL CENTRAL HEATING SYSTEM INCLUDING THE BOILER. ACCOMMODATION IS SET OVER TWO FLOORS AND COMPRISES A USEFUL ENTRANCE PORCH WHERE YOU WILL FIND A NEWLY INSTALLED BOILER BY THE OWNERS, EXCELLENT SPACE FOR STORING COATS AND SHOES. A DOOR LEADS THROUGH TO THE KITCHEN/DINER WHICH IS A GREAT ROOM FOR ENTERTAINING GUESTS FOR DINNER PARTIES. THE KITCHEN HAS BEEN REFURBISHED BY THE OWNERS AND PROVIDES BASE AND WALL MOUNTED UNITS, HIGH QUALITY WORKTOPS WITH INSET ONE AND A HALF BOWL STAINLESS STEEL SINK AND DRAINER, FOUR RING GAS HOB WITH A PULL OUT EXTRACTOR ABOVE AND BUILT IN ELECTRIC OVEN BELOW. THERE IS SPACE FOR A FREESTANDING FRIDGE FREEZER, PLUMBING FOR A WASHING MACHINE AND FANTASTIC UNDER STAIRS STORAGE CUPBOARDS.

THE LIVING ROOM OFFERS A GENEROUS LIGHT AND AIRY SPACE WITH THE ORIGINAL EXPOSED FLOORBOARDS AND A PLEASANT OUTLOOK THROUGH A LARGE WINDOW AND

GLAZED DOOR LEADING TO THE GARDEN.

STAIRS IN THE KITCHEN DINER LEAD TO THE FIRST FLOOR LANDING WHERE YOU WILL FIND DOORS LEADING TO ALL THE BEDROOMS. BOTH BEDROOM ONE AND TWO ARE GOOD SIZE DOUBLE BEDROOMS WITH BUILT IN STORAGE. BEDROOM THREE IS A STANDARD BOX STYLE SINGLE ROOM. BOTH BEDROOM ONE AND THREE BENEFIT FROM FAR REACHING VIEWS ACROSS THE AREA. THE FAMILY BATHROOM HAS BEEN NEWLY FITTED BY THE CURRENT OWNER AND BENEFITS A HAND BASIN, CLOSED COUPLED WC VANITY STORAGE UNIT, paneled bath with shower over and UPVC SPLASHBACK THROUGHOUT.

### OUTSIDE

WHEN APPROACHING THE PROPERTY YOU ARE PRESENTED WITH A VERY USEFUL PUBLIC GREEN (IDEAL FOR CHILDREN TO PLAY ON) WITH A PATH LEADING TO THE PROPERTY. THE FRONT GARDEN IS BEAUTIFULLY PRESENTED WITH STEPS LEADING TO THE ENTRANCE DOOR. TO THE REAR OF THE PROPERTY IS A SMALL AND LOW MAINTENANCE GARDEN WITH BLOCK BUILT STORAGE SHED. STEPS LEAD DOWN TO THE BOTTOM OF THE GARDEN WHERE YOU WILL FIND A GOOD SIZE GARAGE WITH SPACE FOR PARKING IMMEDIATELY IN FRONT. OTHER PROPERTIES NEARBY HAVE INCREASED THE SIZE OF THE USABLE OUTSIDE AREA BY UTILIZING THE SPACE ON TOP OF THE GARAGE WHICH IS ACCESSIBLE FROM GARDEN, CREATING PRIVATE TERRACES.

01803 315770







## ROAD MAP



## HYBRID MAP



## TERRAIN MAP



## FLOOR PLAN



## COUNCIL TAX - BAND C

### 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

