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Gargan & Hart

Estate Agents



Ruckamore Road | Torquay | TQ2 6HF

Guide Price £450,000 - £475,000

Experienced Estate Agents working for you.





This substantial double fronted Victorian home has been lovingly restored by the current owners to highlight the character and beauty of its period, and is situated in Chelston, one of Torquay's most desirable suburbs. The beautifully presented property is just a short walk from shops and amenities on both Old Mill Road and Walnut Road, as well as local parks, doctors' surgery and public transport. The highly regarded Torquay Grammar schools and primary schools of Cockington and Sherwell Valley are also within easy reach. Access to arterial roads leading to Newton Abbot, Plymouth and Exeter are only a short drive and, less than a mile away, is Torquay town centre with its mainline train station and seafront promenade, complete with bars, restaurants, shops and theatre

The accommodation is accessed from the front, via a central path leading up to a canopied main entrance. This, in turn, opens to an entrance vestibule, with mosaic tiled ceramic flooring, before continuing to a welcoming reception hall with stairways to both the first and lower ground floor levels. The reception hall incorporates two useful built-in storage cupboards, cloakroom/WC and access to a fully glazed rear porch with door and metal stairway leading down to the garden.

The ground floor is mainly divided into four rooms, with the sitting and dining rooms facing the front and the study and kitchen/breakfast room to the rear. The sitting and dining rooms benefit from large walk-in bay windows and decorative period fireplaces and both ooze character, with ornate coving, ceiling roses, picture and dado rails. The country style kitchen is charming and is fully equipped with a range of wall, base and drawer units with granite work surfaces, Belfast sink and further sink set within a central island. An Aga is at the heart of the kitchen, set within a decoratively tiled chimney breast. In addition, there is an additional dual fuel cooker with extractor unit and canopy

over. An opening from the kitchen leads to the breakfast room; both rooms overlook the rear garden and enjoy far reaching views over the surrounding area. A third reception room completes the ground floor level, with period fireplace, useful built-in overhead storage cupboards, picture rail and ornate ceiling plasterwork. The room is currently arranged as a study but would easily lend itself to a hobbies or playroom.

To the first floor the family bathroom is located on the split level landing and incorporates a five piece white suite, comprising corner bath with shower attachment, low level WC, bidet, pedestal wash basin and shower cubicle. Four equally proportioned double bedrooms lead off the first floor landing; the master and second bedrooms benefit from large walk-in bay windows facing the front and enjoying distant sea view towards Torquay harbour. The master bedroom also benefits from an ensuite shower room/WC, complete with his and her vanity sinks.





The versatile lower ground floor level offers a fantastic opportunity to create additional accommodation, if required, and is currently divided into five rooms, one of which is used as a utility room, with wall and base units, sink and plumbing for automatic washing machine and access to the rear garden. In addition, there is a cloakroom/WC.

Outside, an attractive wrought iron gate opens to the front where there are loose stone garden areas to either side of the central path leading up the main entrance. Both areas are well stocked with mature flowers and shrubs, with low walling to boundaries. To the rear, there is access to the garden from both the utility room on the lower ground floor level and also via steps from the rear porch located to the ground floor. The garden is enclosed by timber fencing and has been attractively arranged into three areas, laid to loose stone, timber decking and lawn. Well stocked flower and shrub beds feature throughout the garden, making it perfect for all the family to enjoy, relax and entertain al fresco!

A path and steps to one side of the garden lead down to a rear gate providing access on to Marcombe Road with courtesy door leading into a double garage with light, power and remote controlled roller shutter.

Viewing of this superb family home is highly recommended to fully appreciate the excellent accommodation it offers!

ADDITIONAL INFORMATION

Tenure - Freehold
Council Tax Band - D
Local Authority - Torbay Council
EPC - E

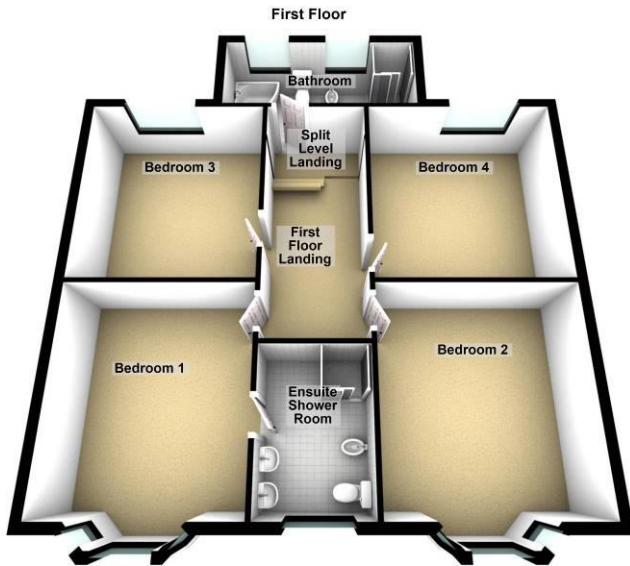
VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact our Chelston Office on 01803 897321.

DIRECTIONS

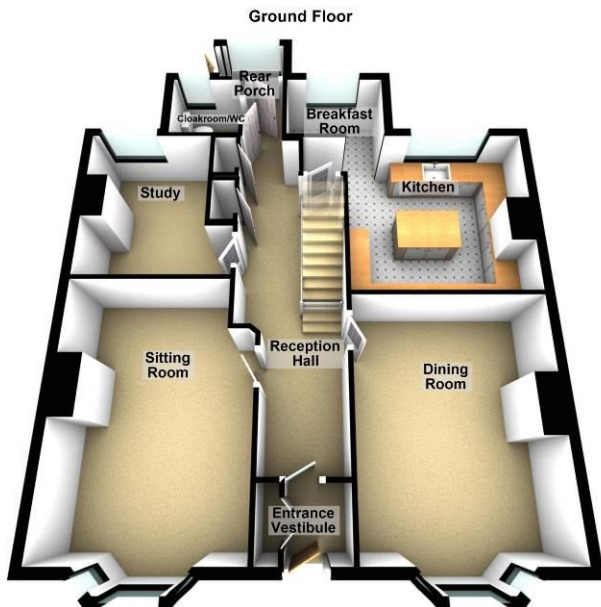
From Newton Road at the traffic lights near Torre Station turn into Avenue Road. Continue some distance before turning right at the next set of traffic lights into Old Mill Road. Continue under the bridge and between the parade of shops before turning right into Ashfield Road. Continue a short distance before turning left into Ruckamore Road where the property will be seen some distance along to the right hand side.





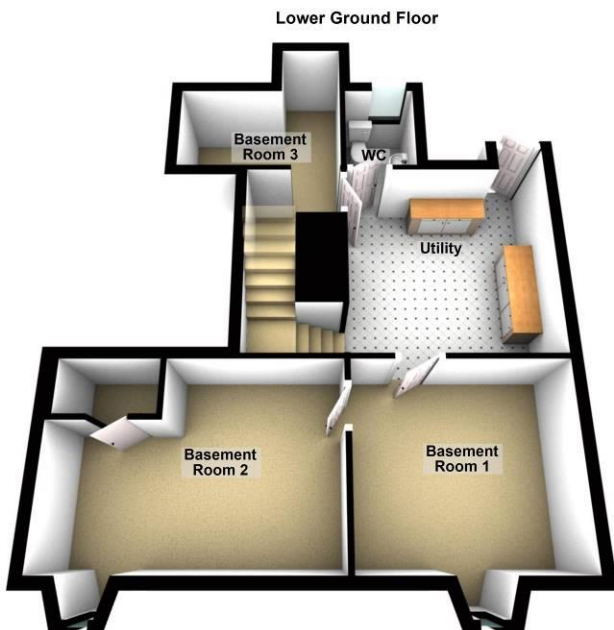
First Floor Accommodation

- BEDROOM 1**
17' 02" x 11' 10" (5.23m x 3.61m)
- ENSUITE SHOWER ROOM/WC**
- BEDROOM 2**
17' 02" into bay x 12' 07" (5.23m x 3.84m)
- BEDROOM 3**
12' 06" max x 12' 11" (3.81m x 3.94m)
- BEDROOM 4**
13' 01" x 11' 00" (3.99m x 3.35m)
- FAMILY BATH/SHOWER ROOM**



Ground Floor Accommodation

- VISTIBULE**
- RECEPTION HALL**
- SITTING ROOM**
12' 02" max x 18' 09" into bay (3.71m x 5.72m)
- DINING ROOM**
12' 05" max x 16' 04" into bay (3.78m x 4.98m)
- KITCHEN**
12' 00" x 12' 05" (3.66m x 3.78m)
- BREAKFAST ROOM**
5' 02" x 5' 00" (1.57m x 1.52m)
- STUDY**
9' 07" x 8' 06" (2.92m x 2.59m)



Lower Ground Floor Accommodation

- CLOAKROOM/WC**
- REAR PORCH**
- UTILITY ROOM**
10' 11" x 11' 05" (3.33m x 3.48m)
- BASEMENT ROOM 1**
13' 05" x 11' 07" (4.09m x 3.53m)
- BASEMENT ROOM 2**
15' 10" x 10' 07" (4.83m x 3.23m)
- BASEMENT ROOM 3**
9' 07" x 5' 03" (2.92m x 1.6m)



SERVICES & REFERRAL FEES: Gargan & Hart Estate Agents refer buyers and vendor clients to **L&C Mortgages**. Should you decide to use this service, we will receive a fee based on 25% of the fee that L&C Mortgages earn from the lender/insurance provider. Our average fee earned would typically be £200. We may also provide a conveyancing quotation via **Simply Conveyancing**. Should you decide to use this service we will receive a fee of £200 on legal completion of your sale and/or £200 on legal completion of your purchase. In addition, the referring staff member will receive a £10 shopping voucher upon instruction of your sale and/or a £10 shopping voucher upon instruction of your purchase. We may also provide buyers and vendor clients with sets of searches (local search, water & drainage and environmental) via **Index Property information**. Should you decide to instruct Index Property Information we will receive a fee of £52 (inclusive of vat).